



1 Pumping Station Cottages, Wessex Close

Stanground PE2 8HZ

£260,000



# 1 Pumping Station Cottages, Stanground PE2 8HZ

Firmin & Co are pleased to offer for the sale this charming semi-detached cottage, which is located within Stanground, Peterborough. Benefitting from, two reception rooms, three good size bedrooms, ample off road parking and potentially room to extend (stpp). Although the property requires some updating, it is conveniently situated near to local amenities and local schools, with good road links nearby, and in brief the property comprises.

From the front, into a good size lounge area with a double glazed bay window to the front with open field views, and a tiled surround fireplace, from here, door into an inner hallway with stairs leading to the first floor & landing. From the hall, there is a generous size dining room with dual aspect windows, laminate flooring, useful understairs storage cupboard and a feature surround fireplace. Kitchen off the dining room consists of basic range of wall and floor units with worktop surfaces with tiled surrounds, plumbing for washing machine, space also for an under counter fridge and freezer, and cooker, with window to the side aspect, and a door to the side, providing access into the garden, from the kitchen, into a downstairs bathroom comprising of a two piece suite with further door into a separate cloakroom with window to the side aspect. On the first floor, there is a window to the side aspect with doors leading to three good size cozy bedrooms.

Outside to the front, two gated accesses to the front leading into the rear garden. Large garden to the side which is mainly laid to lawn with shrub bushes, with outside lighting and water tap, two outside brick storage sheds, to the rear of the garden, double gated access provides ample off road parking.

Tenure: Freehold  
Council Tax Band: B





Lounge:  
11'11" plus bay x 13'5" max (3.64m plus bay x 4.11m max)

Inner Hall:

Dining Room:  
12'0" x 13'6" max (3.66m x 4.12m max)

Kitchen:  
9'10" max x 8'11" (3.00m max x 2.72m)

Family Bathroom:

First Floor & Landing:

Bedroom 1:  
11'10" x 13'4" max (3.62m x 4.07m max)

Bedroom 2:  
12'0" x 13'6" max (3.66m x 4.13m max)

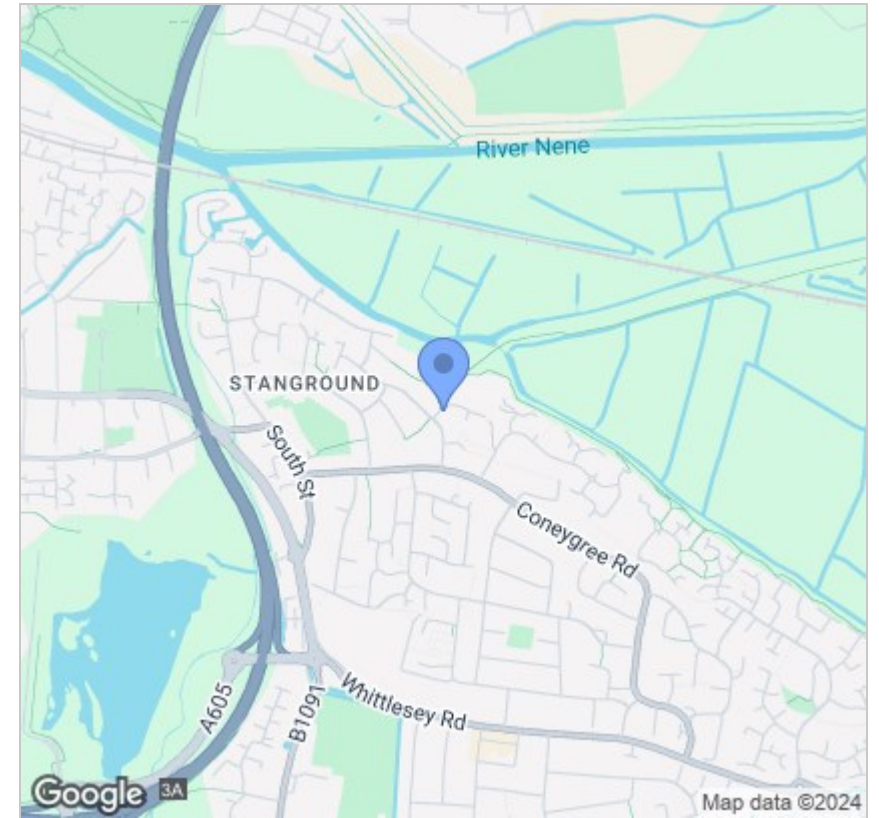
Bedroom 3:  
9'11" x 8'11" (3.04m x 2.72m)



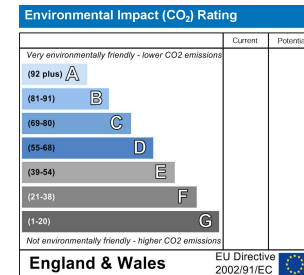
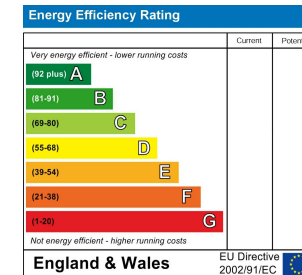
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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