



Old North Road

Wansford, PE8 6LB

Price Guide £320,000

Richardson

Old North Road

Wansford, PE8 6LB

An attractive 3 bedroom double fronted cottage in the heart of this popular village which offers a wide range of facilities including the renowned Haycock Hotel, shop and post office, doctors surgery and village hall. The village has easy access to both Stamford, Peterborough and beyond. Offered with NO CHAIN the property has been well maintained with a modern kitchen breakfast with built in appliances, and modern shower rooms, double glazing and oil fired central heating. The accommodation comprise, reception porch, through lounge diner with the lounge area having a wood burning stove and timber flooring, a small lobby area with utility and cloakroom off. Kitchen breakfast room with French doors to the outside. To the first floor the 3 bedrooms are of good size with the master having an ensuite shower room. The property has a large rear garden and a barn currently used as storage/workshop to the side of the cottage.

Reception porch

Lounge diner

Lounge area
12'1" x 9'10" (3.7m x 3m)

Dining area
13'5" x 12'1" (4.1m x 3.7m)

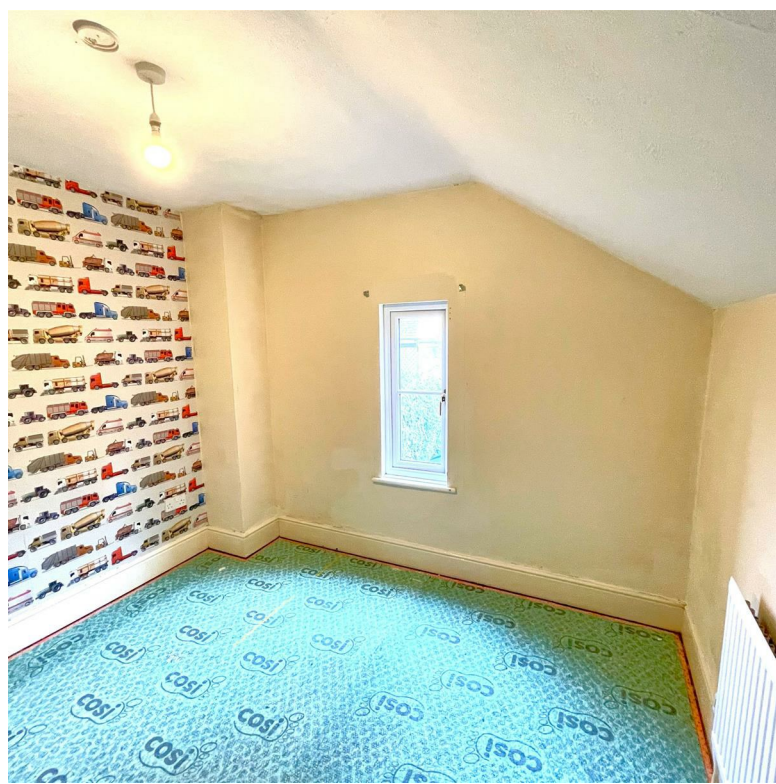
Kitchen
9'10" x 9'10" (3.00m x 3.00m)

Lobby area

Cloakroom

Utility
5'2" x 3'11" (1.6m x 1.2m)





First floor landing

Bedroom 1

11'9" x 13'1" max (3.6m x 4m max)

Ensuite

Bedroom 2

11'9" x 9'2" (3.6m x 2.8m)

Bedroom 3

9'10" x 9'10" (3m x 3m)

Shower room

External details

A very good sized rear garden principally laid to lawn with small out building and also a barn to the side (3.6m x 3.45m) with mezzanine floor and doorway to the front.

Services

Mains water, electricity and sewerage.
Oil fired central heating

Council Tax

Peterborough City Council Tax Band D

Communications

According to Openreach: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage is is Likely with EE, Three, O2 and Vodafone

Agents notes

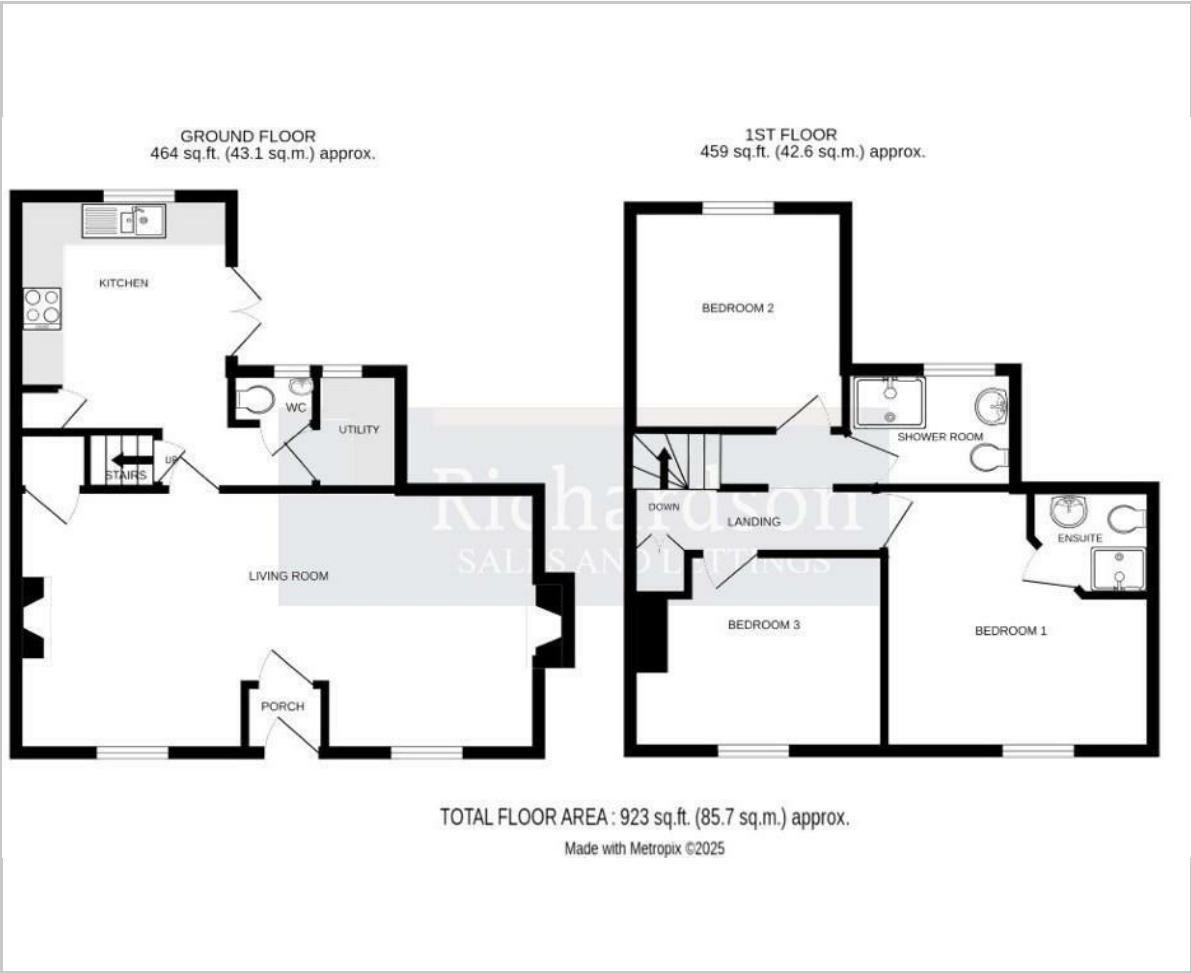
The property is within the Wansford conservation area but is not Listed. The vendor is in a position to offer the potential for vehicle access to the rear to provide Off Road Parking, subject to obtaining the necessary planning permission.

Viewing

By telephone appointment with Richardson.
post@richardsonsurveyors.co.uk



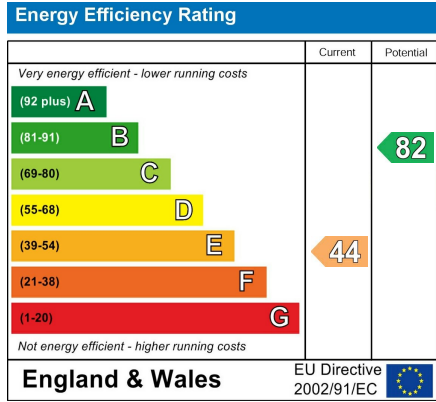
Floor Plan



Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433