



Manor Road, Stilton Peterborough PE7 3XA

welcome to

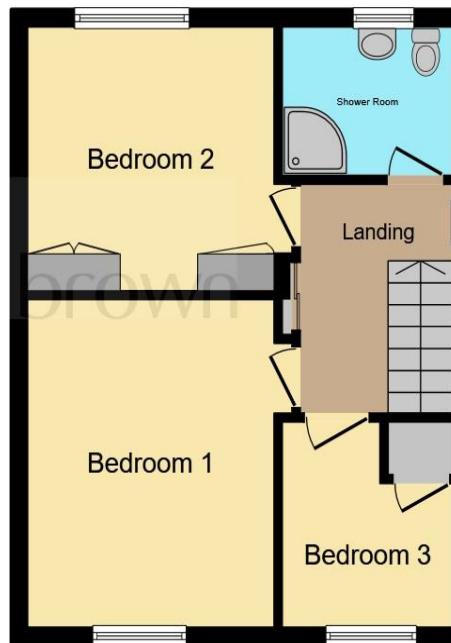
Manor Road, Stilton Peterborough

]A well proportioned family home which is offered for sale with no onward chain & set in a pleasant position in this sought after Village. This home offers benefits to include a conservatory with "warm roof", garage, driveway & scope for extension to the side (subject to consents) and could make an ideal family home which must be viewed to fully appreciate. Stilton is a historic village set along the course of the old Great North Road and offers local amenities to include; well regarded Public Houses, Hotel & Restaurants, Schooling & leisure amenities. The village offers excellent road links to the A1M and A14 with mainline rail links to London Kings Cross from nearby Peterborough or Huntingdon.





Ground Floor



First Floor

Emtrance Hall

Lounge

12' 7" max x 13' 10" (3.84m max x 4.22m)

Dining Room

9' 10" x 8' (3.00m x 2.44m)

Conservatory

8' 9" x 8' 2" (2.67m x 2.49m)

Kitchen

10' x 8' 8" (3.05m x 2.64m)

First Floor Landing

Bedroom 1

12' 5" x 9' 10" (3.78m x 3.00m)

Bedroom 2

10' 3" x 10' plus doorway (3.12m x 3.05m plus doorway)

Bedroom 3

7' 10" x 6' 8" max (2.39m x 2.03m max)

Shower Room

Outside The Property

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Manor Road, Stilton Peterborough

- entrance hall
- lounge, dining room
- kitchen, conservatory
- three bedrooms, shower room
- front, rear & side gardens
- garage & driveway
- no onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£270,000



view this property online williamhbrown.co.uk/Property/YXZ109142

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
YXZ109142 - 0007

Please note the marker reflects the postcode not the actual property

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