



Mill Road, Stilton Peterborough PE7 3XY

welcome to

Mill Road, Stilton Peterborough

- lounge
- kitchen diner
- family room, downstairs wc
- three bedrooms, bathroom
- garage, gardens & driveway
- no chain

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£325,000

An established family home, offered with no onward chain, set in a pleasant location. Accommodation comprises: entrance hall, lounge, kitchen diner, family room, downstairs wc, three bedrooms, family bathroom, pleasant gardens, driveway & garage.

Stilton is a historic coaching Village set to the South of Peterborough and just of the A1m offering a good range of local amenities to include school, Village Store / Post office, Chemist, dining & leisure amenities. Main Line Rail Links to London Kings Cross are available from nearby Peterborough or Huntingdon. Stilton is a historic coaching Village set to the South of Peterborough and just of the A1m offering a good range of local amenities to include school, Village Store / Post office, Chemist, dining & leisure amenities. Main Line Rail Links to London Kings Cross are available from nearby Peterborough or Huntingdon.

Entrance Hall

Downstairs Wc

Lounge

16' 11" x 14' (5.16m x 4.27m)

Kitchen Area

19' 11" x 7' 8" (6.07m x 2.34m)

Dining Area

12' x 9' 1" (3.66m x 2.77m)

Family Room

9' 1" x 9' 6" (2.77m x 2.90m)

First Floor Landing

Bedroom 1

10' 11" x 10' 10" plus wardrobe (3.33m x 3.30m plus wardrobe)

Bedroom 2

8' 8" x 10' 11" plus doorway (2.64m x 3.33m plus doorway)

Bedroom 3

7' 11" x 7' 11" plus alcove (2.41m x 2.41m plus alcove)

Family Bathroom

Outside The Property

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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:

YXZ109361 - 0003

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