

Barn Close

Stilton, Peterborough, PE7 3FQ

Offers In Excess Of £210,000 - Freehold, Tax Band - B

2 | | D

Floor Plan



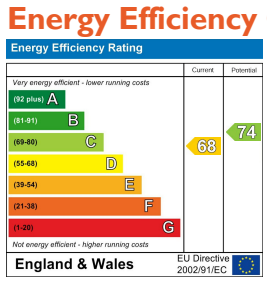
Area Map



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Barn Close

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Situated within a private cul-de-sac in the popular village of Stilton, this attractive two bedroomed semi-detached home is offered for sale with no forward chain and presents an excellent opportunity for first time buyers or those looking to downsize. The property benefits from a private enclosed rear garden, driveway parking for multiple vehicles to both the front and side, and the added appeal of a children's park within the cul-de-sac. Ideally positioned for access to local village amenities and enjoying a pleasant village setting, this is a home that offers both convenience and a fantastic opportunity for its new owner.

The accommodation begins with an entrance hall leading into a well-proportioned living room, providing a comfortable and welcoming space with stairs rising to the first floor. To the rear is the kitchen diner, which offers ample room for a dining table alongside a well-planned kitchen area and provides access towards the rear garden. Upstairs, the landing leads to two good-sized bedrooms, with the master bedroom positioned to the front and the second bedroom to the rear, together with a family bathroom situated between the two. Externally, the property enjoys a private enclosed rear garden, while to the front and side there is an impressive driveway providing parking for multiple vehicles. Located within a peaceful cul-de-sac with a children's park close by and the amenities of Stilton within easy reach, this property offers a well-balanced combination of practical accommodation, excellent parking and a desirable village location.

Entrance Hall
0.88 x 1.32 (2'10" x 4'3")

Living Room
3.68 x 4.40 (12'0" x 14'5")

Kitchen Diner
3.72 x 3.12 (12'2" x 10'2")

Landing
1.08 x 2.44 (3'6" x 8'0")

Master Bedroom
3.75 x 2.91 (12'3" x 9'6")

Bathroom
2.50 x 1.42 (8'2" x 4'7")

Bedroom Two
3.70 x 2.12 (12'1" x 6'11")

EPC - D
68/74

Tenure - Freehold

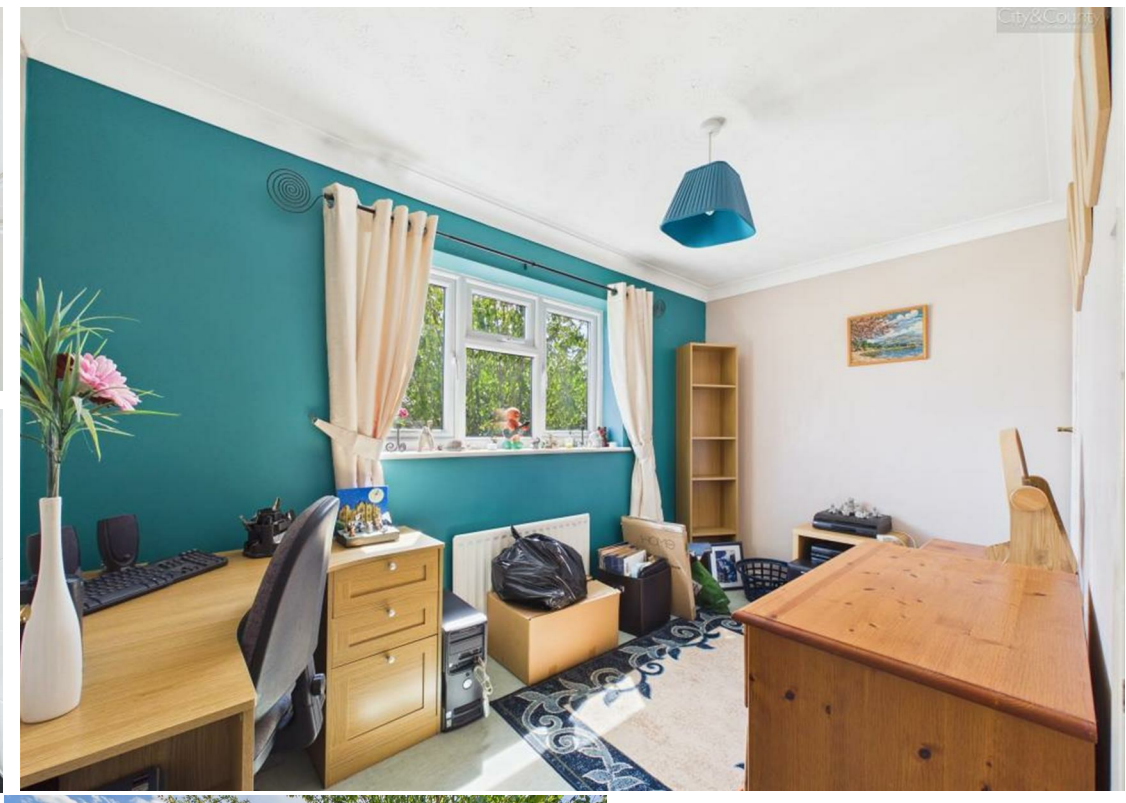
IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No

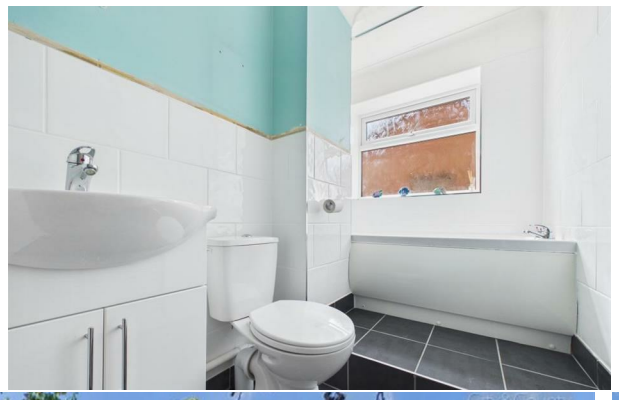




















Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.