



Orchard Close, Stilton Peterborough PE7 3XH

welcome to
Orchard Close, Stilton
Peterborough

- Lounge
- Conservatory
- Family room, kitchen, downstairs wc
- Four bedrooms, ensuite to master & family bathroom
- Garden & driveway

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£315,000

view this property online williamhbrown.co.uk/Property/YXZ109432



Property Ref:
YXZ109432 - 0002

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.

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A well proportioned family home which is set in a pleasant cul de sac of similar homes in this sought after Village location. Located in Stilton This home comprises Entrance Hall, Lounge, Conservatory, Family Room, Downstairs WC, Four bedrooms, En-suite to Master and family bathroom. Outside there is a driveway providing off road parking and the rear garden has a patio area, outside tap and lighting and laid to lawn.

Entrance Hall

Lounge Diner

11' 8" x 181" (3.56m x 55.17m)

Conservatory

14' 10" max x 9' (4.52m max x 2.74m)

Family Room

14' 10" x 11' 8" (4.52m x 3.56m)

Downstairs Wc

Bedroom 1

14' 5" x 8' 2" (4.39m x 2.49m)

Ensuite

Bedroom 2

11' 7" x 9' (3.53m x 2.74m)

Bedroom 3

11' 5" x 8' 8" (3.48m x 2.64m)

Bedroom 4

9' 1" x 8' 9" (2.77m x 2.67m)

Family Bathroom

Outside The Property

Agents Note

Please note there is are tenants in situ and the vendors are looking to sell subject to their tenancy.



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