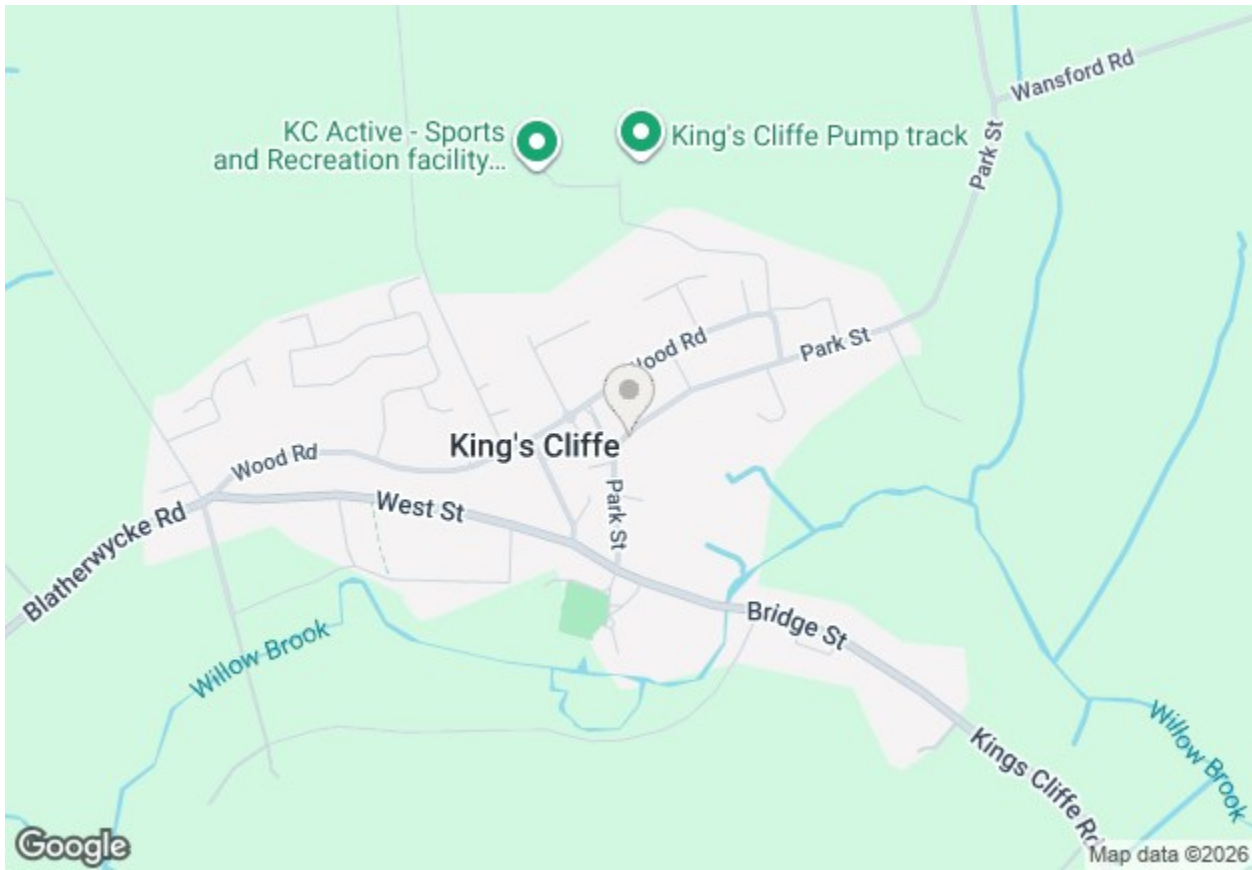




30 Park Street, Kings Cliffe, Peterborough, PE8 6XN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	49	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Situated in the popular village of Kings Cliffe, this charming two-bedroom cottage has recently been redecorated throughout and benefits from newly fitted carpets.

The accommodation comprises two reception rooms, offering versatile living and dining space, along with a well-proportioned kitchen. To the first floor are two good-sized bedrooms and family bathroom.

Externally, the property benefits from a useful brick-built outbuilding, ideal for additional storage, together with the use of a shared communal garden, providing outdoor space to enjoy.

£950 PCM

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Village Location
 - Two Reception Rooms
 - Communal Shared Garden
 - EPC - E Council Tax - B
- Two Bedroom Cottage
 - Newly Decorated and Carpeted
 - Brick Built Storage
 - Holding Deposit - £219 Deposit - £1,096



ACCOMMODATION:

Living Room
3.63m x 3.45m (11'11 x 11'4)

Dining Room
2.67m x 2.72m (8'9 x 8'11)

Kitchen
2.84m x 2.29m (9'4 x 7'6)

Rear Hall

Bedroom One
3.63m x 3.33m (11'11 x 10'11)

Bedroom Two
3.89m x 2.29m (12'9 x 7'6)

Bathroom
1.80m x 2.72m (5'11 x 8'11)

FLOOR PLAN:



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io