



Manor Road, Stilton Peterborough PE7 3XA

welcome to
Manor Road, Stilton
Peterborough

- entrance hall, lounge
- kitchen diner
- sun room
- three bedrooms, bathroom
- garden, driveway, air conditioning

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£275,000

An established, semi detached family home which is set in a pleasant location in this sought after Village. This home has the benefits of block paved frontage which provides parking for several vehicles and also benefits from air conditioning, along with a sun room to the rear, all of which make this an ideal home for the family which must be viewed to appreciate.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Lounge

13' 8" x 12' 4" max (4.17m x 3.76m max)

Kitchen Diner

16' 1" x 9' 9" (4.90m x 2.97m)

Sun Room

16' 7" x 7' 2" (5.05m x 2.18m)

First Floor Landing

Bedroom 1

10' x 10' 6" (3.05m x 3.20m)

Bedroom 2

10' x 8' 2" plus doorway (3.05m x 2.49m plus doorway)

Bedroom 3

7' 11" x 6' 8" max (2.41m x 2.03m max)

Bathroom

Outside The Property

view this property online williamhbrown.co.uk/Property/YXZ109768



Property Ref:
YXZ109768 - 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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