



Evans Mead, Stilton Peterborough PE7 3JG

welcome to Evans Mead, Stilton Peterborough

- entrance hall,
- lounge / kitchen
- two double bedrooms
- shower room
- gardens & driveway
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Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers in excess of
£315,000

An exceptionally well presented bungalow which is virtually as new, having being less than two years old. This home is set in a pleasant position on this modern development on the edge of the ever popular Village of Stilton and is offered for sale with no onward chain and must be viewed to fully appreciate.

Stilton is set to the South of Peterborough and is set along the old course of the A1. Village amenities include a Village Store / Post Office, Chemist, Schooling, Historic Hotel / Restaurant and Village Public House. Mainline rail links are available from nearby Peterborough or Huntingdon, with good road links via the A1M and the A14.

Please note that the AML fee covers 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 / Kitchen

34' 6" x 9' 7" extending to (10.52m x 2.92m
extending to)

Bedroom 1

14' x 12' (4.27m x 3.66m)

Bedroom 2

12' 1" x 8' 1" (3.68m x 2.46m)

Shower Room

Outside The Property

view this property online williamhbrown.co.uk/Property/YXZ109772



Property Ref:
YXZ109772 - 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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