



Stukeley Road, Abbots Ripton PE28 2LQ

£295,000

- Former Farm Workers Cottage
- Three Bedrooms
- In Need Of Modernisation And Updating
- Driveway Parking For Several Vehicles
- Excellent Sized Rear Garden
- A Selection Of Garden Sheds and Small Out Buildings
- Rural Setting
- No Forward Chain And Vacant Possession

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Peter Lane
PARTNERS
—EST 1990—

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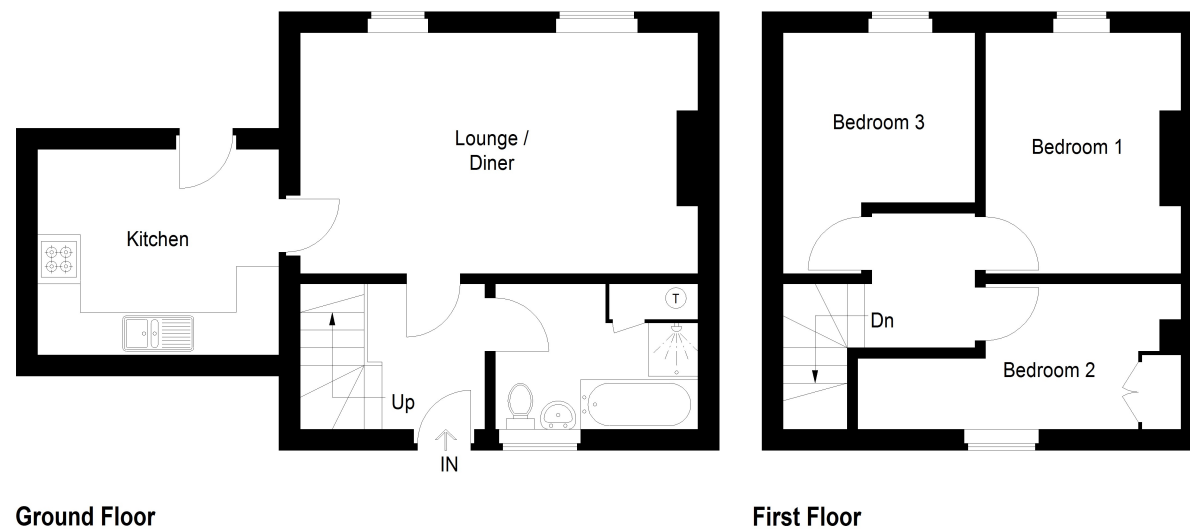
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Approximate Gross Internal Area
73.8 sq m / 794 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1159568)
Housepix Ltd

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Panel and double glazed door to

Kitchen

10' 3" x 9' 5" (3.12m x 2.87m)

Double glazed window to rear, fitted in a range of base and wall mounted units with complementary work surface, one and a half sink and drainer with mixer tap, tiled splash backs, space and plumbing for washing machine, space for fridge freezer, space for electric cooker, radiator.

Lounge/Dining Room

18' 04" x 10' 9" (5.59m x 3.28m)

Two double glazed windows to front aspect, radiator, wooden flooring.

Hall

8' 1" x 4' 8" (2.46m x 1.42m)

Double glazed panel door to rear, radiator, storage cupboard, wooden flooring, stairs to first floor.

Family Bathroom

Double glazed window to rear, fitted in a four piece suite comprising low level WC, wash hand basin, panel bath, shower cubicle, tiled surrounds, radiator, airing cupboard housing hot water cylinder and shelving.

First Floor Landing

Radiator.

Bedroom 1

11' 3" x 9' 10" (3.43m x 3.00m)

Double glazed window to front, radiator, laminate floor, feature fireplace.

Bedroom 2

14' 9" x 7' 9" (4.50m x 2.36m)

Double glazed window to rear, radiator, laminate floor.

Bedroom 3

11' 4" x 8' 9" (3.45m x 2.67m)

Double glazed window to front aspect, radiator, laminate floor.

Outside

To the front of the property the driveway provides off road parking for several vehicles with pathway to front door. The front garden is mostly laid to lawn with mature hedging and shrubs, side gated access leads through to the rear garden providing a high degree of privacy with a range of small out buildings and garden sheds, being mostly laid to lawn with mature plants, oil fired boiler, oil tank, outside tap.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - B



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