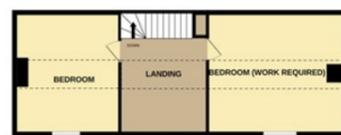




8 Fen Street, Stilton PE7 3RJ

£350,000



*** NO ONWARD CHAIN *** " Guide price £350,000 - £365,000. A fantastic opportunity to purchase a Grade II listed home awaits! This 3 storey home is in need of updating but offers vast potential. Featuring a kitchen/dining room, living room, study, 5 bedrooms with additional mezzanine space, a generous rear garden and MORE! Sitting in the sought after village of Stilton, south of Peterborough, this home has the lovely village feel, whilst being extremely accessible to the A1 - perfect for commuters! Council Tax Band - E / EPC Energy Rating - F "

ENTRANCE DOOR TO:

KITCHEN / DINING ROOM

25' 0" (max) x 14' 3" (7.62m x 4.34m) (approx) Windows to rear and side, stairs to first floor and cupboard.

LIVING ROOM

14' 3" x 14' 1" (max) (4.34m x 4.29m) (approx) Window to front, window to rear and radiator.

STUDY ROOM

11' 3" x 7' 5" (3.43m x 2.26m) (approx) Window to front and stairs to mezzanine.

STORE AREA

6' 8" x 7' 8" (2.03m x 2.34m) (approx) Wash hand basin and door to rear.

SHOWER ROOM

2' 9" x 6' 8" (0.84m x 2.03m) (approx) Low level W/C and shower cubicle.

MEZZANINE FIRST FLOOR

Window to rear.

FIRST FLOOR LANDING

Accessed from the kitchen/dining room. Stairs to second floor.

BEDROOM ONE

15' 8" (max) (4.78m) 13' 6" (min) x 14' 5" (4.11m x 4.39m) (approx) Window to front, window to rear and built in wardrobe.

BEDROOM TWO

8' 1" (max) (2.46m) 7' 4" (min) x 16' 4" (2.24m x 4.98m) (approx) Window to front and radiator.

BEDROOM THREE

7' 1" x 8' 9" (2.16m x 2.67m) (approx) Window to front and radiator.

BATHROOM

10' 9" x 6' 1" (3.28m x 1.85m) (approx) Bath with shower over, wash hand basin, airing cupboard and window to rear.

W/C

Low level W/C and radiator.

SECOND FLOOR LANDING

11' 0" MAX (floor width) (3.35m) 6' 5" MIN (flat ceiling width) x 10' 8" (1.96m x 3.25m) Sloping ceilings. Access to loft.

BEDROOM FOUR

13' 5" MAX (floor width) (4.09m) 6' 2" MIN (flat ceiling width) x 13' 2" (1.88m x 4.01m) (approx) Sloping ceilings. Window to front.

BEDROOM (IN NEED OF WORK)

13' 8" MAX (floor width) (4.17m) 6' 0" MIN (flat ceiling width) x 16' 7" (MAX) (1.83m x 5.05m) (approx) Sloping ceilings. Window to front.

OUTSIDE

There is a driveway to the front of the property, leading into the garden.

The rear of the property is mainly laid to lawn.

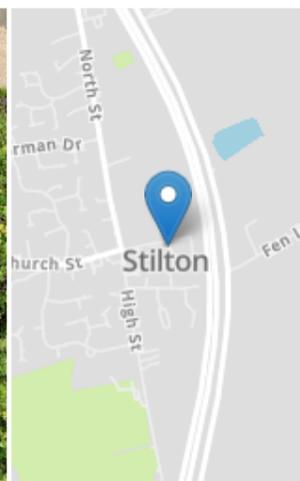
AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

Please note, the dashed lines on the floor plan illustrates that there is sloping ceilings from the floor upwards.

AGENT NOTES

Please note this is a Grade II listed building.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		