



THE OLD POST OFFICE

31 HIGH STREET • TILBROOK • PE28 0JP

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KEY FEATURES

- CHAIN FREE.
- Charming Slate Roof Semi-Detached Cottage.
- Ideal Opportunity to Update and Improve.
- Three Comfortable Bedrooms.
- Ground Floor Shower Room and First Floor Bathroom.
- Sitting Room and Kitchen/Diner with Hardwood Counters.
- Oil-Fired Radiator Central Heating.
- Set Back with Off-Road Parking to Front, Enclosed Garden and Double Garage.
- Conveniently Located for Kimbolton School, Local Facilities and access to Major Road and Rail Links.

The attractive village of Tilbrook is situated west of Kimbolton on the B645 and benefits from a recently renovated pub/restaurant, active village hall, Church and recreation ground with children's play area. Conveniently situated for road and rail use, main routes such as the newly upgraded A14, the A1 and A428 are all within easy reach, with nearby Bedford, Huntingdon and St Neots offering mainline stations and a commuter service to London. Nearby, the historic market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. There is a variety of shops and eateries, dentist and doctor's surgery, chemist with post office, garage and supermarket. The University City of Cambridge lies less than 30 miles to the east, and East Midlands, Stansted and Luton airports are all a little over an hour away.

THE PROPERTY

A charming slate-roof cottage, with attractive elevations and a characterful interior, requiring some improvement and updating and offering an ideal opportunity create a spacious and comfortable home.

The current accommodation extends to around 980 square feet and comprises in brief; entrance lobby with boiler cupboard, sitting room, kitchen/dining/breakfast room and wet room/shower room, with three bedrooms and refitted bathroom on the first floor.

The property is set well-back from the road within this popular village and features an enclosed garden, parking to the front and right of way over the gravelled driveway to the double garage.

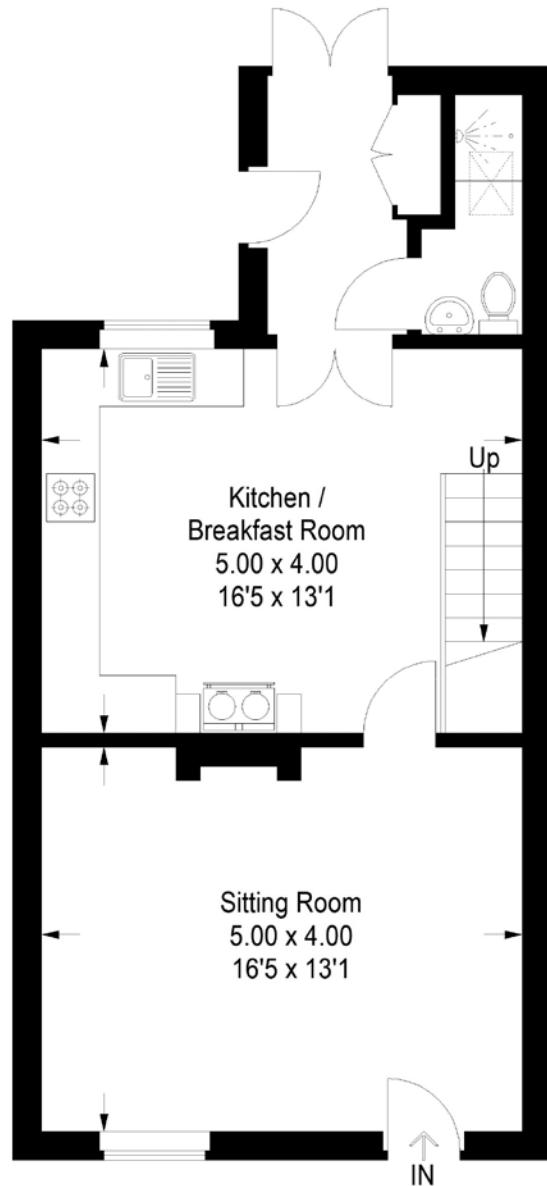
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Guide Price £285,000

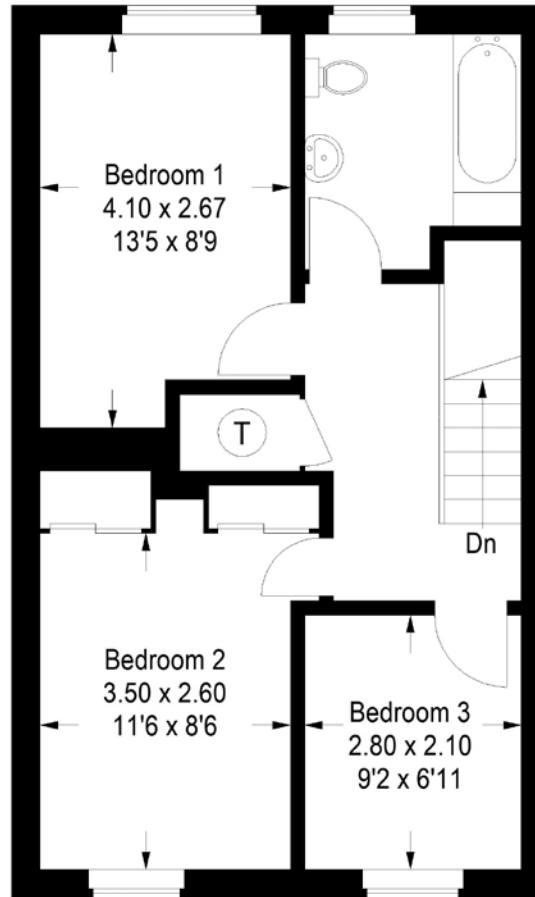
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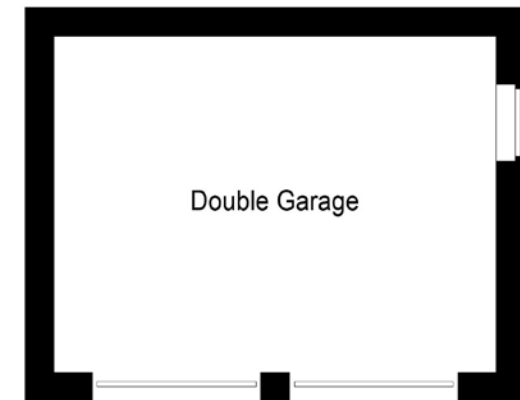


Ground Floor

Approximate Gross Internal Area
(Excluding Garage)
91.9 sq m / 989 sq ft



First Floor



(Not Shown In Actual
Location / Orientation)

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. (ID1011896)



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