



## 19 West Street, Helpston, Peterborough, PE6 7DU

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Situated in the popular village of Helpston, just a stones throw from the village primary school, is this recently redecorated three bedroom end of terrace cottage. The property benefits from an open plan kitchen diner, character features throughout alongside an open fire in the sitting room.

In brief, the property comprises; living room, kitchen diner, three bedrooms and a modern bathroom with bath and shower over.

To the rear is a grassed garden leading down to the driveway, offering parking for 2 cars.

Agent note: there is a right of way across the rear making the property unsuitable for a dog due to potential safety and security concerns

**£1,100 PCM**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Three bedroom cottage
- Garden and driveway
- Modern bathroom
- EPC: awaited Council Tax: B

- Close proximity to primary school
- Kitchen Diner
- Character features
- Holding Deposit: £253 Deposit: £1269



**ACCOMMODATION:**

**Kitchen diner**  
6.35m x 3.73m (20'10 x 12'03)

**Lounge**  
3.73m x 3.56m (12'03 x 11'08)

**First floor landing**

**Bedroom**  
3.99m x 3.58m (13'01 x 11'09)

**Bedroom**  
2.72m x 2.67m (8'11 x 8'09)

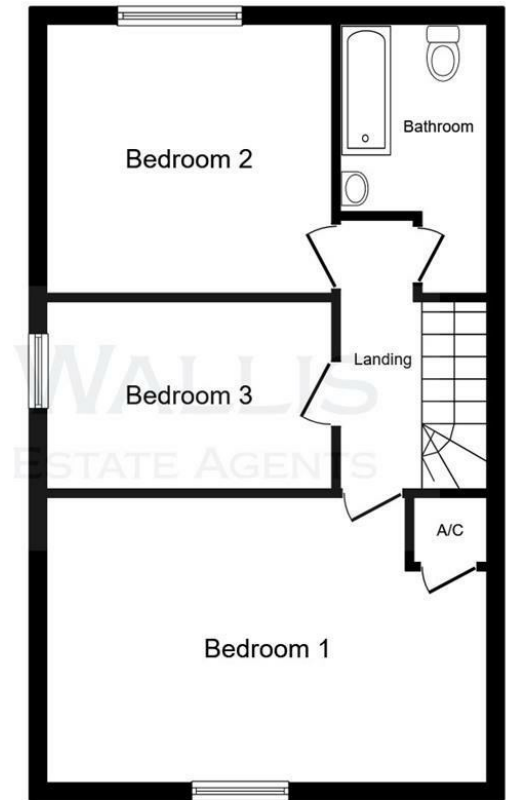
**Bedroom**  
2.41m x 2.21m (7'11 x 7'03)

**Bathroom**

**FLOOR PLAN:**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)