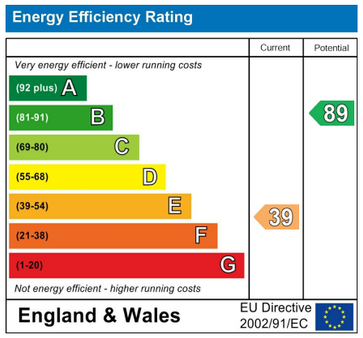

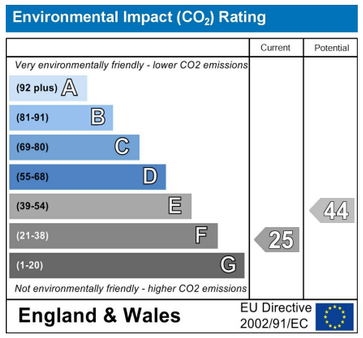

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

9 West Street, Helpston, Peterborough, PE6 7DU

This charming cottage offers a wealth of character and is set in the popular village of Helpston, which offers excellent access to both Stamford and Peterborough as well as a village shop, primary school and public house within the village. The property is in need of some refurbishment, offering a new owner ample opportunity to make this house their own.

The accommodation comprises of entrance hall, sitting room, dining room with open fireplace and built in display cabinets, kitchen with cooker and solid worktops replaced in the last few years and bathroom with shower over bath. On the first floor are two rooms., however it should be noted that one room is only accessible via the other.

To the rear is an enclosed south facing courtyard garden with rear access via a narrow passageway. There is no allocated parking but there is ample on street parking.

Asking Price £169,995 Freehold

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- 1-2 bedroom cottage
- Refitted kitchen
- Two reception rooms
- In need of some refurbishment
- EPC: E Council Tax: B
- Popular village location
- Courtyard garden
- Stones throw from Primary School
- NO CHAIN
- A damp survey is available upon request and the property has been reduced to take into account works required.

ACCOMMODATION:

Entrance Hallway

Lounge
2.92m x 3.33m (9'6" x 10'11")

Dining Room
2.79m x 3.68m (9'1" x 12'0")

Kitchen
2.36m x 3.23m (7'8" x 10'7")

Bathroom

Bedroom
3.99m x 3.28m (13'1" x 10'9")

Bedroom/Dressing Room
3.15m x 3.68m (10'4" x 12'0")

FLOOR PLAN:

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