



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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>75</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>16</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>44</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>25</b>	
EU Directive 2002/91/EC	

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

To the rear is an enclosed south facing courtyard garden. There is no allocated parking but there is ample on street parking.

**£875 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.



- 1/2 bedroom cottage
- Brand new refitted kitchen
- Two reception rooms
- EPC: TBC Council Tax: B

- Popular village location
- Courtyard garden
- Stones throw from Primary School
- Holding deposit: £201 Deposit: £1009



**ACCOMMODATION:**

**Entrance Hallway**

**Lounge**

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

**Dining Room**

2.79m x 3.68m

**Kitchen**

2.36m x 3.23m

**Bathroom**

**Bedroom**

3.99m x 3.28m

**Bedroom/Dressing Room**

3.15m x 3.68m

**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](http://www.Propertybox.io)