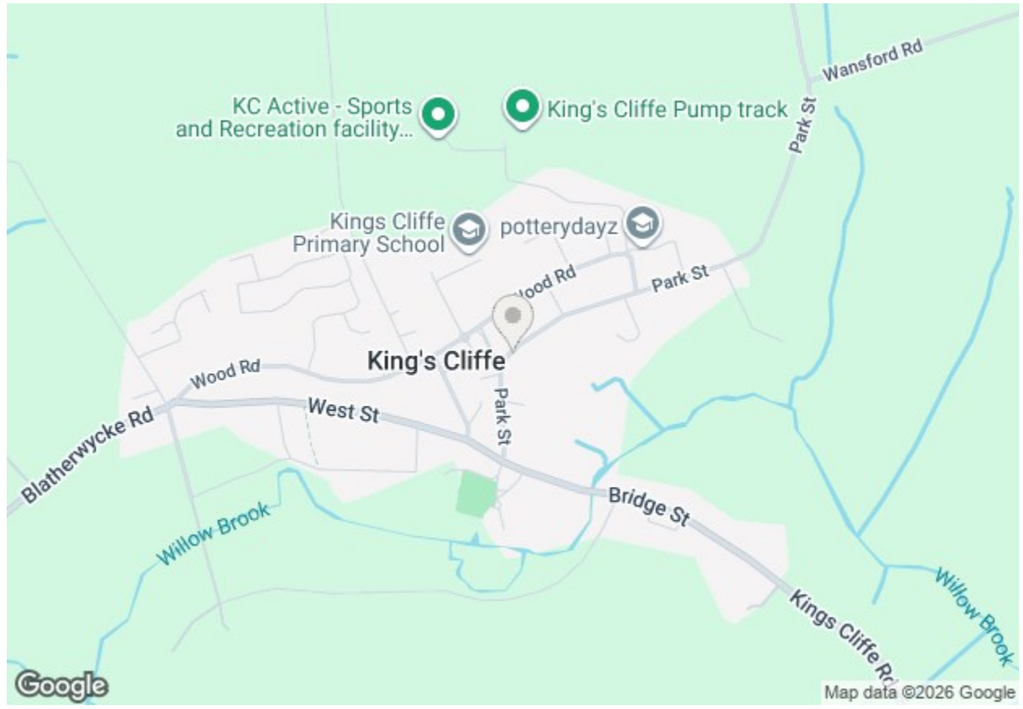
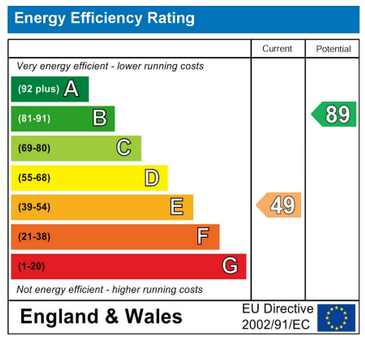
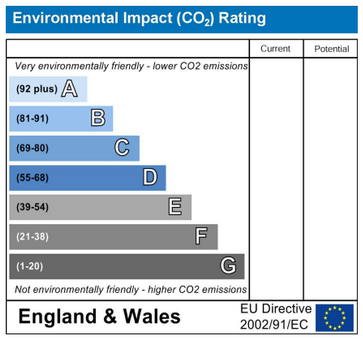
# Sowden Wallis
Estate Agents






30 Park Street, Kings Cliffe, Peterborough, PE8 6XN




Situated in the popular village of Kings Cliffe, this charming two-bedroom cottage has recently been redecorated throughout and benefits from newly fitted carpets.

The accommodation comprises two reception rooms, offering versatile living and dining space, along with a well-proportioned kitchen. To the first floor are two good-sized bedrooms and family bathroom.

Externally, the property benefits from a useful brick-built outbuilding, ideal for additional storage, together with the use of a shared communal garden, providing outdoor space to enjoy.

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.

**£950 PCM**

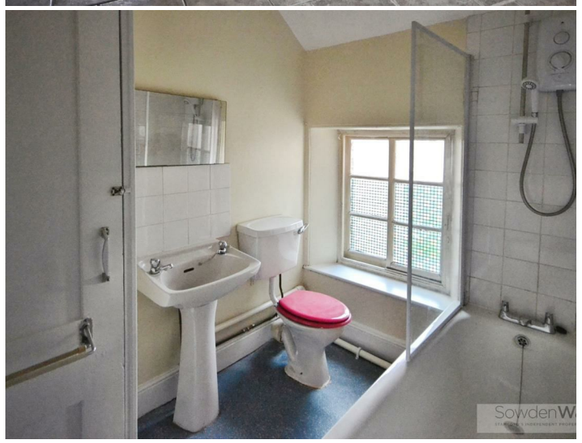


8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Village Location
- Two Reception Rooms
- Communal Shared Garden
- EPC - E Council Tax - B
- Two Bedroom Cottage
- Newly Decorated and Carpeted
- Brick Built Storage
- Holding Deposit - £219 Deposit - £1,096








**ACCOMMODATION:**

**Living Room**
3.63m x 3.45m (11'11 x 11'4)

**Dining Room**
2.67m x 2.72m (8'9 x 8'11)

**Kitchen**
2.84m x 2.29m (9'4 x 7'6)

**Rear Hall**

**Bedroom One**
3.63m x 3.33m (11'11 x 10'11)

**Bedroom Two**
3.89m x 2.29m (12'9 x 7'6)

**Bathroom**
1.80m x 2.72m (5'11 x 8'11)

**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