



35 Worthington Close, Stilton
£280,000

 **Oliver James**
Property Sales & Lettings



35 Worthington Close

Stilton, Peterborough

A beautifully styled and recently refurbished home with south facing rear garden. Offered with no forward chain.

Council Tax band: B

Tenure: Freehold

- Beautifully refurbished semi-detached home.
- Three Bedrooms.
- The Gross Internal Floor Area is approximately 801 sq/ft / 74 sq/metres.
- Driveway providing off road parking.
- Recently replaced UPVC windows and doors throughout.
- Recently refitted modern kitchen/diner.
- Recently refitted bathroom.
- Recently landscaped rear South facing garden.
- The Property is sold with no forward chain.
- EPC: D.





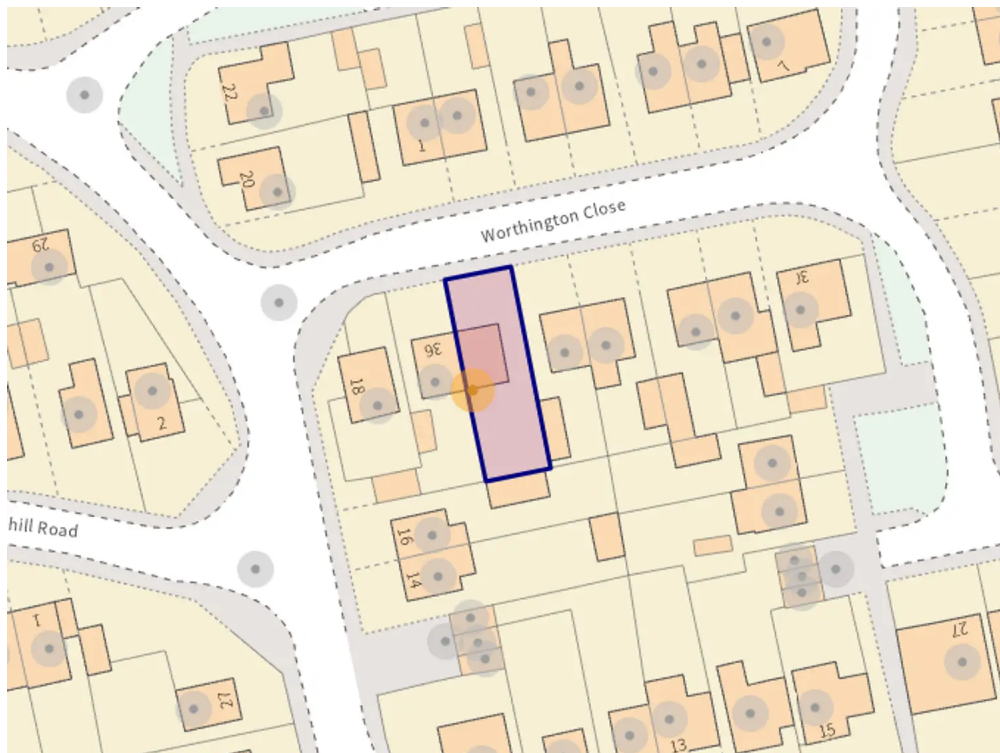
INTRODUCTION

A thoughtfully refurbished three bedroom semi detached home situated within the popular and idyllic village of Stilton, which provides quick access to the A1 road network. The property benefits from a refitted kitchen and bathroom, new flooring throughout and an extended porch to the front with three bedrooms and a landscaped rear garden.

LOCATION

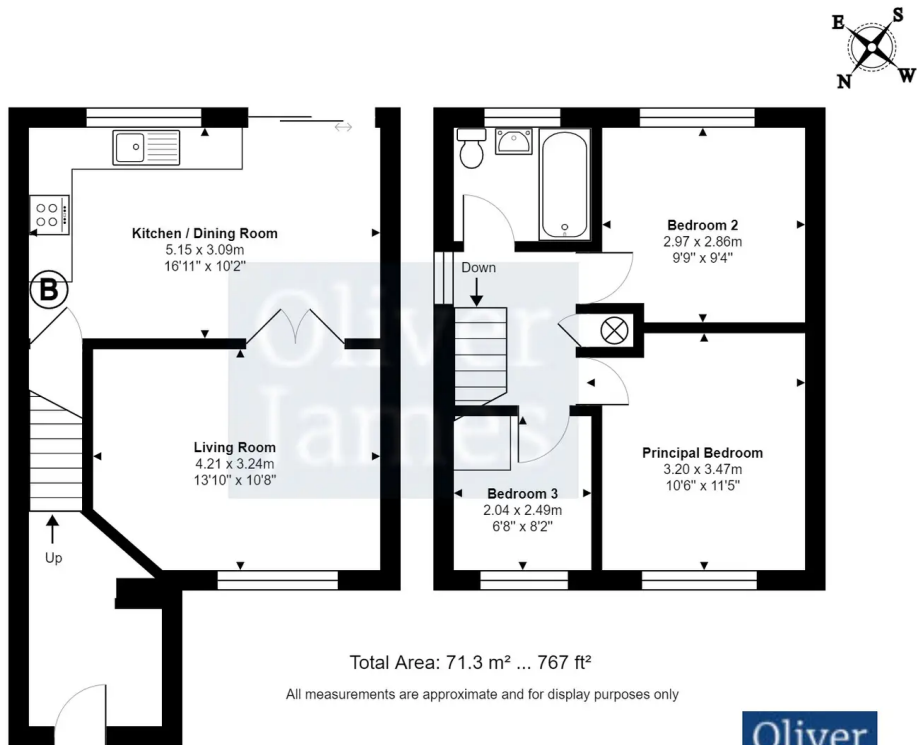
Stilton is an historic village nestled approximately ten miles South West of Peterborough. The village itself is served well with local facilities and amenities including a number of renowned public houses, a restaurant, independant stores, a church, village hall and a primary school. The A1M gives easy access to both Peterborough and Huntingdon, with both having good rail connections to London Kings Cross with an advertised journey time of approximately 50 minutes, as well as the guided bus to Cambridge. The larger villages of Yaxley and Sawtry are located within a five mile radius offering larger supermarkets, shops, gyms and both secondary and primary schooling.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total Area: 71.3 m² ... 767 ft²

All measurements are approximate and for display purposes only

