



22 Elton Road
, Wansford, PE8 6JD

£225,000

Richardson

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Attractive stone built cottage has been updated and modernised by the current vendor and offers comfortable accommodation over 2 floors with surprisingly good size bedrooms and living space. In brief the accommodation comprises of sitting room with feature fireplace, refitted kitchen/diner with rear lobby and refitted bathroom, while to the first floor two double bedrooms. The property has a modern electric radiator heating with gardens to both front and rear and a useful brick built shed/store. At present the property is tenanted under a 6 month Assured Shorthold Tenancy which started on 11th May 2019.



LOCATION

DESCRIPTION

ACCOMMODATION

SITTING ROOM

13'11" x 12'3" (4.24 x 3.73)

KITCHEN/DINER

12'2" x 7'10" (3.71 x 2.39)

BATHROOM

28'7" x 5'5" (8.71 x 1.65)

FIRST FLOOR LANDING

BEDROOM 1

14'11" x 12'3" (4.55 x 3.73)

BEDROOM 2
12'0" x 8'0" (3.66 x 2.44)

EXTERNAL DETAILS

Outbuilding
9'5" x 7'5" (2.87 x 2.26 (2.86 x 2.25))

VIEWING

REAR LOBBY

Floor Plan



Area Map



Energy Efficiency Graph

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

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

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