

SALE AGREED



30 Elton Road

Wansford, Peterborough, PE8 6JS

**£359,995**

Richardson

## 30 Elton Road

Wansford, Peterborough, PE8 6JS

Situated towards the edge of this popular village with its range of facilities including post office/store public house and coffee shop, this established semi detached home is set back from the road on a very generous plot. The property which could do with some general updating but does offer oil central heating and replacement double glazing. The accommodation is of a good size with reception hall, 2 reception rooms, galley style kitchen and conservatory to the rear with store room. To the first floor there are 3 bedrooms, 2 with built in cupboards/wardrobes and a family bathroom. Externally there is a single garage and plenty of off road parking. The property would lend itself to be extended if required subject to obtaining the necessary planning, as the plot would easily accommodate an extension. The property is offered with no chain.

### Entrance Hall

### Dining Room

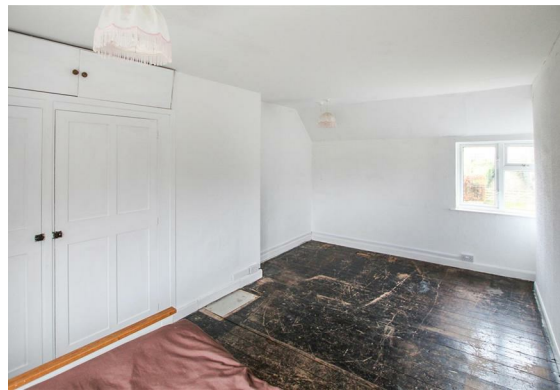
11'11" x 10'5" (3.64 x 3.19)

### Sitting Room

10'11" x 16'11" (3.34 x 5.16)

### Kitchen

18'2" x 6'0" (5.55 x 1.83)





Conservatory  
19'5" x 6'0" (5.94 x 1.85)

Store  
5'5" x 4'6" (1.67 x 1.38)

First floor landing

Bedroom 1  
10'11" x 16'11" (3.33 x 5.18)

Bedroom 2  
11'11" x 9'10" (3.65 x 3.00)

Bedroom 3  
11'11" x 6'9" (3.65 x 2.08)

Bathroom

External details

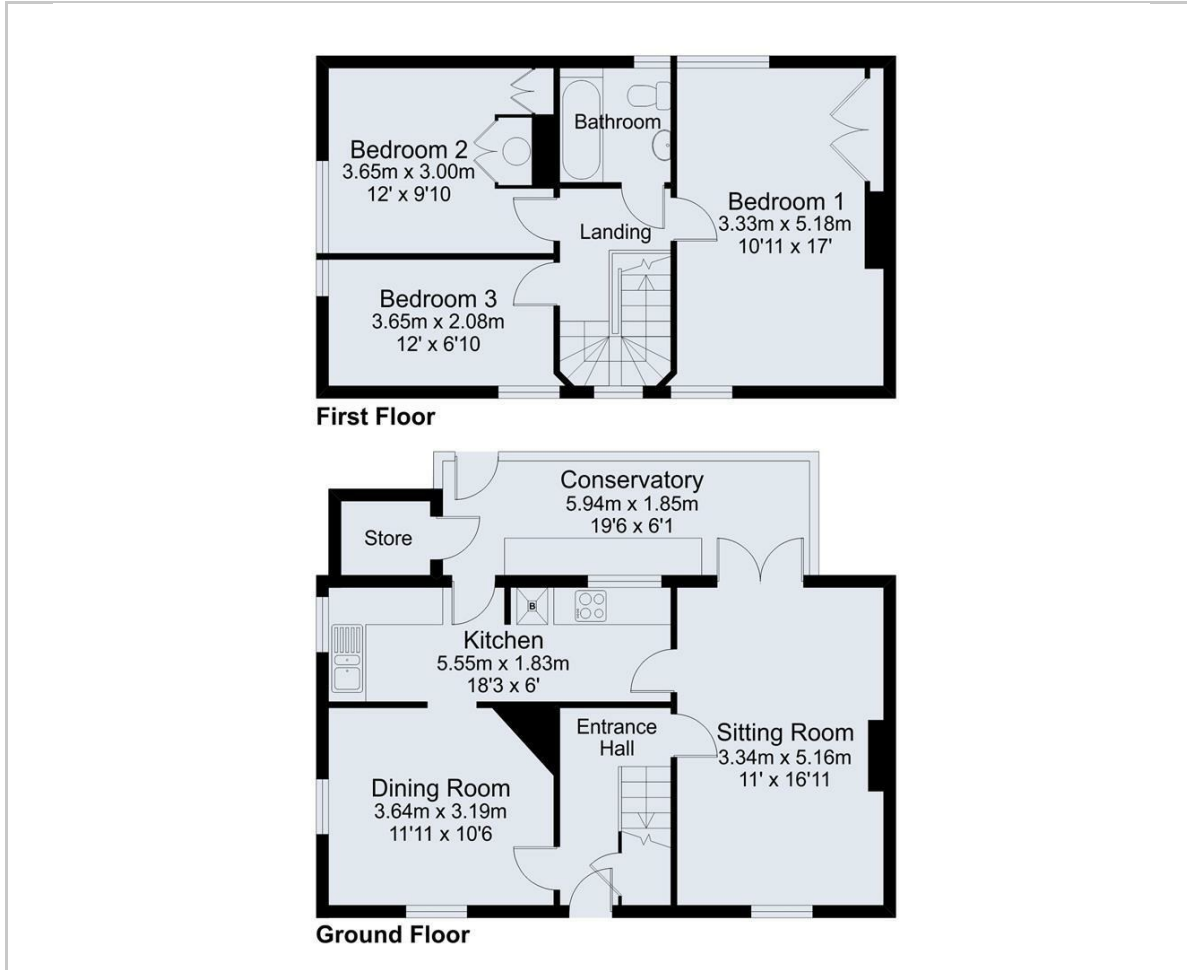
The property is set back from the road with hedging and driveway providing off road parking and leading to a single garage to the side of the property. To the rear, which has a westerly aspect, There is a concrete patio area and sunken garden area with further paved area and oil tank.

Viewing

Strictly by appointment with Richardson  
01780 762433



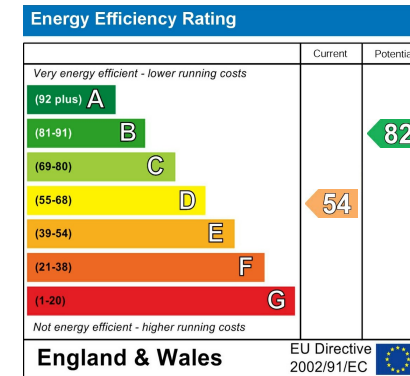
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**

[www.richardsonestateagents.co.uk](http://www.richardsonestateagents.co.uk)

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