



11 Trent Road, Wittering, PE8 6AT

 **NEWTON FALLOWELL**

2 1 2

Key Features

- Two bedroom semidetached
- Prime location with field views
- Two double bedrooms
- Spacious modern kitchen
- Modern three piece bathroom
- Enclosed rear garden
- Driveway
- EPC Rating C
- Freehold

£210,000





Well-presented two bedroom semidetached home tucked away in the popular village of Wittering. This lovely home boasts stunning views out onto open fields, a large living room, modern kitchen breakfast room, modern shower room, two double bedrooms, an enclosed rear garden and driveway.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor and a handy storage cupboard. To one side of the property is the light and airy living room. To the other side of the property is the spacious kitchen breakfast room which benefits from a range of modern units. To the first floor, the landing connects two well-proportioned double bedrooms, one with a built in wardrobe and the family three piece modern shower room.



Outside to the front an inset footpath leads to the front door accompanied by lawned gardens, a border, and a driveway. Gated access to the side of the property leads to the rear garden with a patio seating area, lawn with mature borders, a brick built outbuilding with double doors and a handy shed.



Entrance hall 1.82m x 1.49m (6'0" x 4'11")

Living room 5.40m x 3.01m (17'8" x 9'11")

Kitchen breakfast room 4.63m x 4.21m (15'2" x 13'10")

Landing 1.76m x 1.75m (5'10" x 5'8")

Bedroom one 4.67m x 3.01m (15'4" x 9'11")



Bedroom two 3.26m x 2.80m (10'8" x 9'2")

Bathroom 2.34m x 1.69m (7'8" x 5'6")

Agent Note

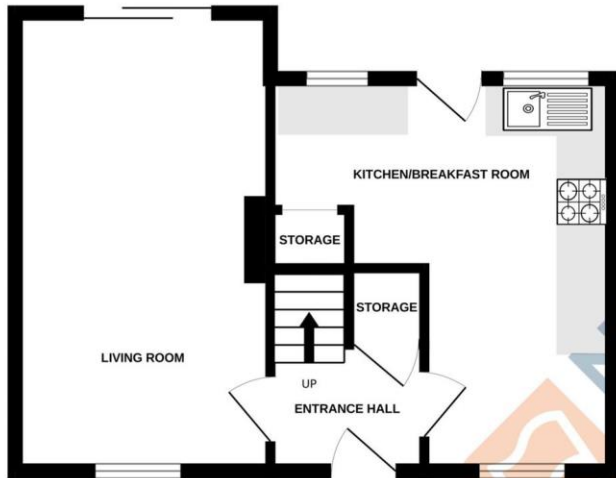
There is a maintenance charge for the area through Preim which is approximately £30pm. The boundary is not the same as the title plan, please speak to the agent for more information.

The property has been subject to an insurance claim, please speak to the agent for more information.

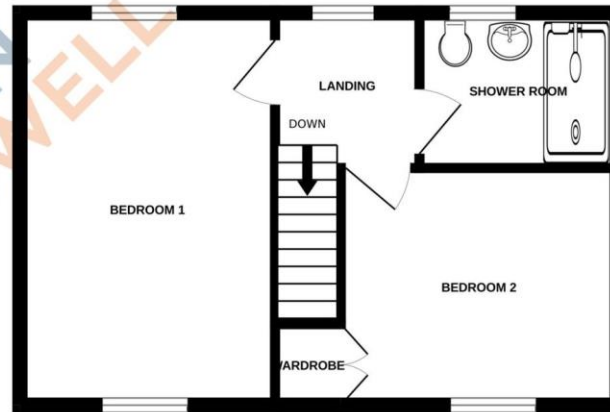




GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.