



9 The Limes, Wittering, Stamford, PE8 6BQ

 **NEWTON FALLOWELL**



Key Features

- Three Bedroom End Terrace
- Generous Lounge / Dining Room
- Scope to Improve & Extend (STNPP)
- Private Rear Garden
- Driveway Parking for 2-3 Cars
- Modern Fitted Bathroom
- Popular Village with Amenities
- No Onward Chain
- EPC Rating pending
- Freehold

£189,950





Set in the popular village of Wittering at the end of a cul-de-sac overlooking an open green space sits this THREE BEDROOM end terraced property boasting a generous lounge/diner, a fitted kitchen, modern bathroom, an enclosed rear garden and designated parking for 2-3 cars. NO ONWARD CHAIN.

On entering the home you'll be greeted by the hallway which leads directly into the lounge/dining area with useful under stairs storage and from the dining area, an arch leads to the kitchen and double doors lead to the rear garden. The kitchen offers scope for improvement and is fitted with a range of units. To the first floor there are three well proportioned bedrooms and a modern white fitted three piece bathroom.

Outside the property offers an enclosed garden which is mainly laid to lawn and has a patio seating area. The garden is fully enclosed by timber fencing where gated access leads to the parking area where there is space for parking 2-3 cars.



Porch 1.37m x 0.81m (4'6" x 2'8")

Living room 4.91m x 4.36m (16'1" x 14'4")

Dining room 2.59m x 2.38m (8'6" x 7'10")

Kitchen 2.64m x 2.40m (8'8" x 7'11")

Landing 2.57m x 2.01m (8'5" x 6'7")

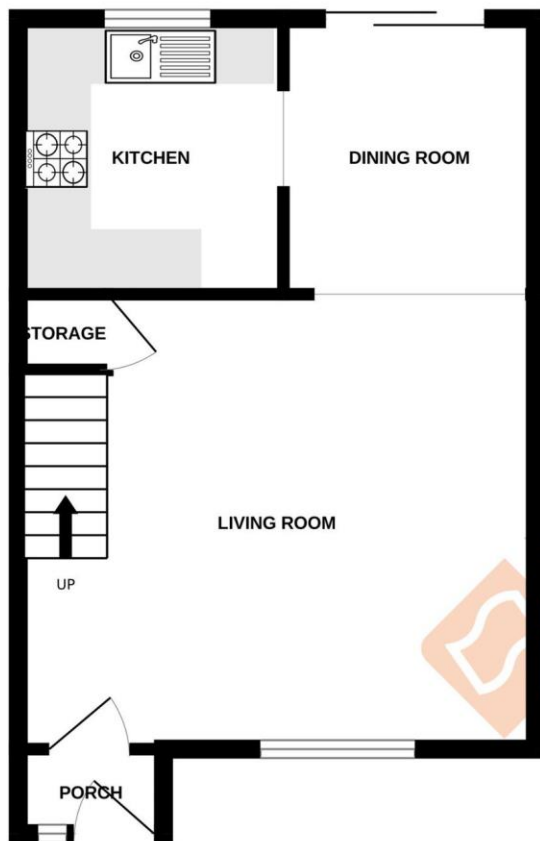
Bedroom one 3.68m x 2.82m (12'1" x 9'4")

Bedroom two 2.29m x 2.49m (7'6" x 8'2")

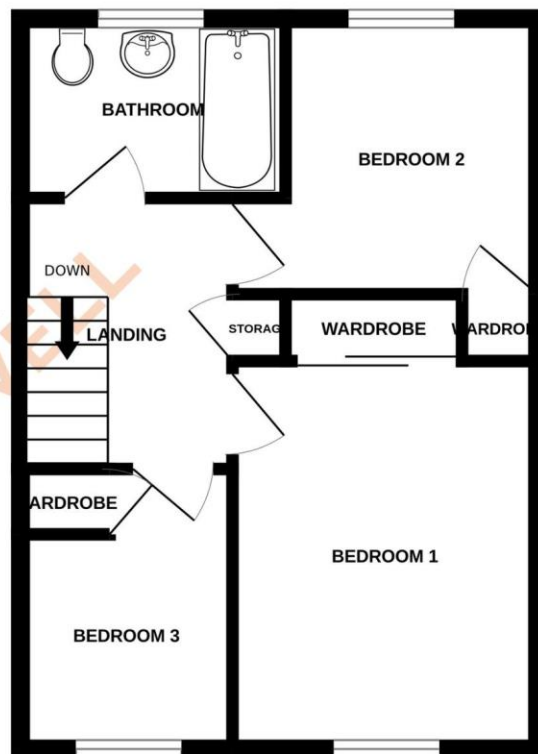
Bedroom three 2.66m x 2.02m (8'8" x 6'7")

Bathroom 2.52m x 1.70m (8'4" x 5'7")

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: B

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.

TOTAL FLOOR AREA : 744 sq.ft. (69.1 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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