



11 Lale Walk, Wittering, Stamford, PE8 6EJ

 **NEWTON FALLOWELL**

2 1 1

## Key Features

- Two bedroom mid terrace
- Light & airy living room
- Kitchen with ample storage cupboards
- Separate utility room
- Two double bedrooms
- Enclosed rear garden
- Off road parking & garage enblock
- Fantastic investment opportunity
- EPC Rating C
- Freehold

£185,000





### \*\*\*Fantastic Investment Opportunity\*\*\*

Newton Fallowell are proud to bring to the market this 2 bedroom mid-terraced property located in Wittering with great transport links and local shops and amenities.

The property comprises of the entrance hall with stairs leading to the first floor, downstairs storage cupboard, living room with uPVC patio doors leading to the rear garden, kitchen with ample cupboard storage and separate utility room completes the downstairs. Upstairs you have the three-piece family bathroom, 2 double bedrooms with wardrobe storage in the master bedroom.

Outside you have the front garden and rear garden laid to lawn with rear gated access. You also have off road parking to the rear and garage enblock.

Don't miss out on this fantastic investment opportunity and enquire today.



Entrance hall 1.67m x 2m (5'6" x 6'7")

Living room 5.41m x 3.2m (17'8" x 10'6")

Kitchen 3.93m x 2.2m (12'11" x 7'2")

Utility room 2.23m x 1.31m (7'4" x 4'4")

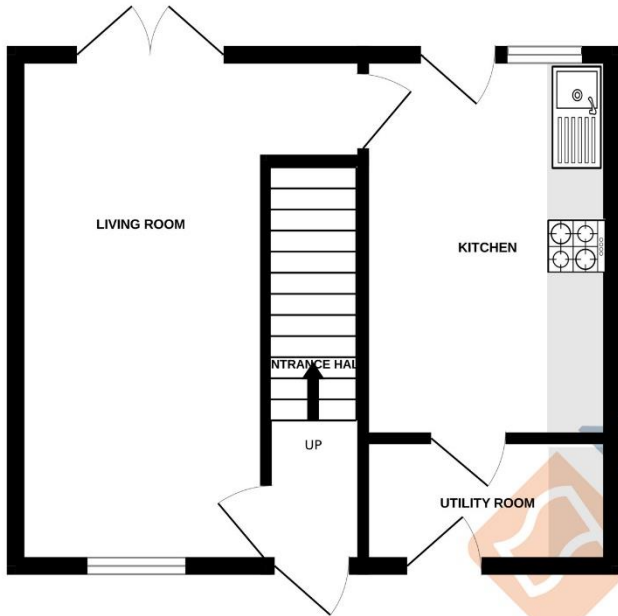
Landing 0.83m x 2.17m (2'8" x 7'1")

Bedroom one 5.44m x 2.56m (17'10" x 8'5")

Bedroom two 3.36m x 2.24m (11'0" x 7'4")

Bathroom 1.68m x 2.01m (5'6" x 6'7")

GROUND FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
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.