



Hillside Gardens, Wittering

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Immaculately Presented Throughout
- Open Plan Kitchen Diner
- Three Bedroom Townhouse
- Stunning Main Bedroom with En-Suite Shower Room
- Single Garage and Driveway
- Landscaped rear garden with decking
- EPC Rating C
- Freehold

OIEO £235,000





Beautifully presented three bedroom townhouse, situated in a quiet estate of Wittering close to local amenities and the popular primary school. The property benefits from an open plan kitchen diner with modern units, light and airy living room, three well balanced bedrooms, two bathrooms, landscaped rear garden and single garage with driveway.

The property is arranged over three floors, entering via the entrance hall and the open plan kitchen diner which features an array of modern units with integrated appliances and karndean flooring. Under the stairs was formerly the cloakroom but now a very useful storage cupboard. Completing downstairs is the large living room with an abundance of space and natural light thanks to the French doors which open out onto the patio. To the first floor, the landing connects a large double bedroom with built wardrobes with sliding glass doors, a further single bedroom and the family three piece bathroom. To the second and final floor, is a further spacious double bedroom, with two sky lights, recess area for wardrobe spaces and its own three piece en suit with walk in shower.

Outside to the front an inset footpath leads to the front door accompanied by a low maintenance gravelled garden. To the side of the property is a single garage and driveway for one vehicle. The rear garden has been landscaped to feature a patio seating area, decking seating area and lawn, all enclosed

Kitchen Diner 4.85m x 3.91m (15'11" x 12'10")

Living Room 4.27m x 3.91m (14'0" x 12'10")

Landing 5.54m x 1.93m (18'2" x 6'4")

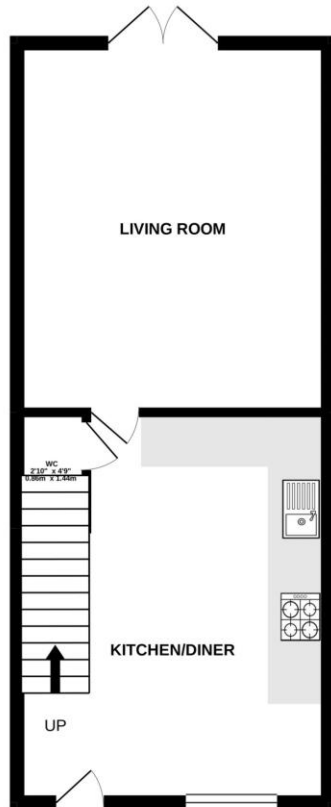
Bedroom Two 3.91m x 3.76m (12'10" x 12'4")

Bedroom Three 3.38m x 1.91m (11'1" x 6'4")

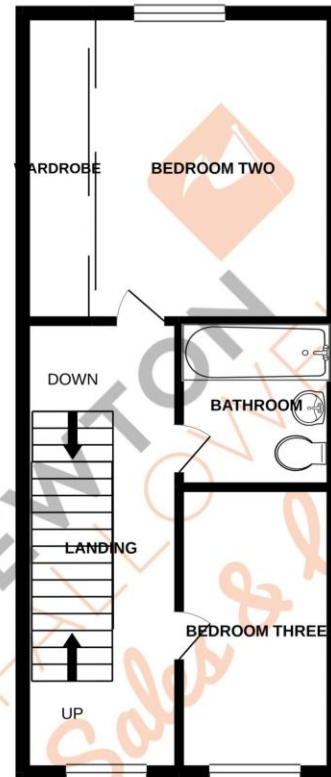
Bedroom One 3.91m x 5.28m (12'10" x 17'4")

En-Suite 2.79m x 2.29m (9'2" x 7'6")

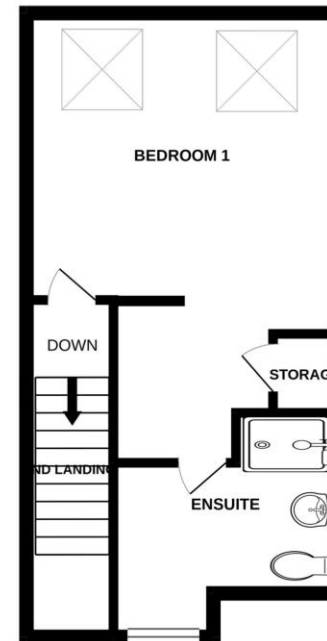
GROUND FLOOR
391 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.7 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	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: C

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.