



St Marys Avenue, Wittering

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- Ideal First Home or Investment Property
- Spacious Three Bedroom Modern Home
- Fully Intergrated Kitchen with Appliances
- Eight Years Remaining on NHBC
- Off Road Parking for Two Vehicals
- Sought After Village Location
- Council Tax Band - B
- EPC Rating B
- Freehold

£235,000





Newton Fallowell are delighted to offer this three bedroom semi-detached property, ideal for first time buyers, downsizers or investors. The property benefits from a spacious living room, modern kitchen with fully integrated appliances, downstairs cloakroom, three well balanced bedrooms, three piece bathroom and off road parking for two vehicles.

A spacious entrance hall provides access to the ground floor reception rooms, downstairs cloakroom and first floor landing. The first door on the right leads into the modern kitchen, offering a range of built in appliances. To the rear of the property is the large living room has an abundance of space and French doors which open out onto the garden.

To the first floor, the landing connects two double bedrooms, a further single bedroom and the family three piece modern family bathroom. The main bedroom which is situated at the front of the property also offers fitted wardrobes.

To the front of the property, there is off road parking for two vehicles with an inset footpath leading to the front door. The rear garden, which is a generous size, is mainly laid to lawn with a separate patio area.





Kitchen 3.36m x 2.39m (11'0" x 7'10")

Living room 4.5m x 3.47m (14'10" x 11'5")

Bedroom one 3.87m x 2.53m (12'8" x 8'4")

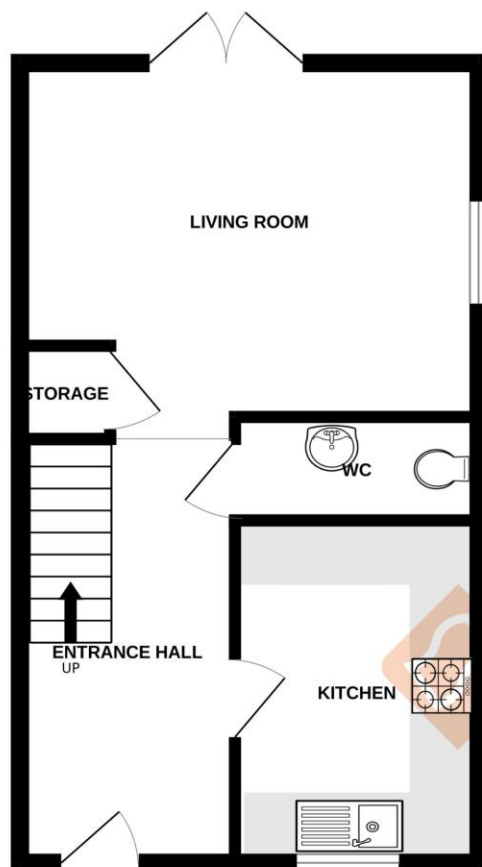
Bedroom two 2.82m x 2.59m (9'4" x 8'6")

Bedroom three 3.79m x 1.82m (12'5" x 6'0")

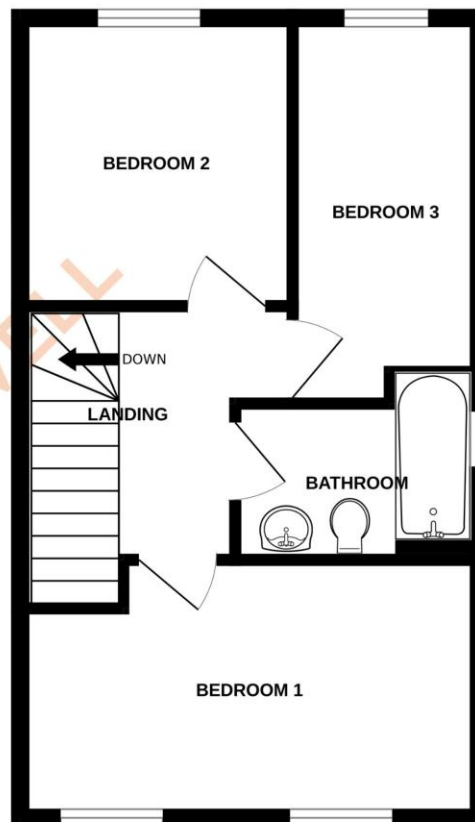




GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.