



St Marys Avenue, Wittering

 **NEWTON FALLOWELL**

 3  2  2

Key Features

- Extended Three Bedroom End of Terrace
- Ideal Position within Great Village
- Off Road Parking to the front
- Multiple Reception Rooms
- Three Bedrooms, Three Bathrooms
- Council Tax Band - A
- EPC Rating C
- Freehold

£235,000





No Onward Chain Located in the heart of Wittering, this spacious three-bedroom end-of-terrace home boasts generous living accommodation, off-road parking, and beautiful green views to the front.

Upon entering, you are welcomed by a central hallway providing access to the ground floor reception rooms, a shower room, and the staircase to the first floor. To the left, a bright and airy open-plan living and dining room features a charming fireplace, creating a warm focal point for the space. The kitchen, positioned at the rear of the property, offers direct access to the garden.

Upstairs, the property offers three well-proportioned double bedrooms. The main bedroom benefits from a stylish en-suite with a modern walk-in shower, while the remaining bedrooms are served by a family bathroom.

Outside, the home enjoys off-road parking to the front. The rear garden is mainly laid to lawn, complemented by a separate patio area and a large storage shed—ideal for outdoor entertaining or practical storage needs

Living Room 5.4m x 3.2m (17'8" x 10'6")

Dining Room 3.8m x 3.48m (12'6" x 11'5")

Kitchen 5.03m x 2.35m (16'6" x 7'8")

Shower Room 2.22m x 1.41m (7'4" x 4'7")

Bedroom One 3.8m x 3.48m (12'6" x 11'5")

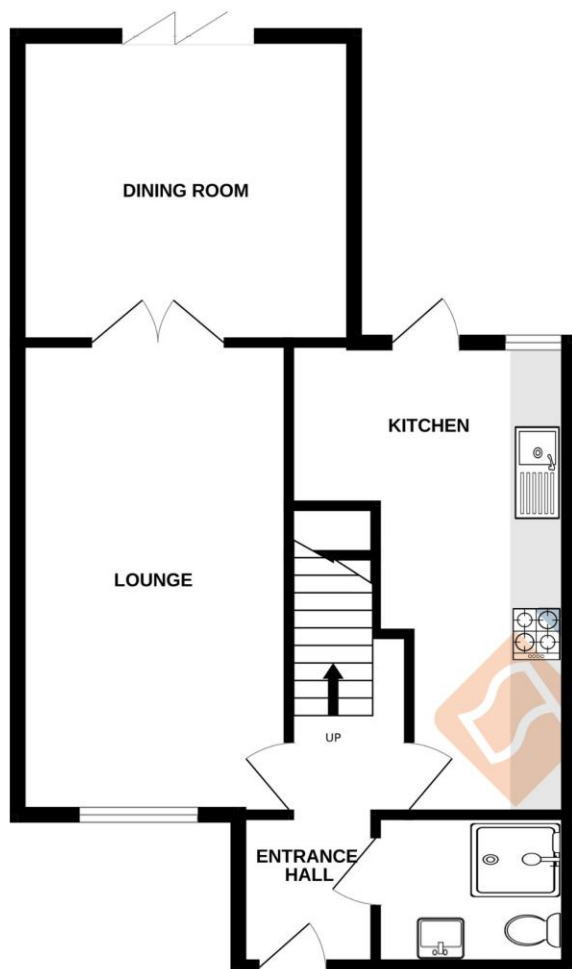
En-Suite 1.8m x 1.63m (5'11" x 5'4")

Bedroom Two 3.67m x 3.09m (12'0" x 10'1")

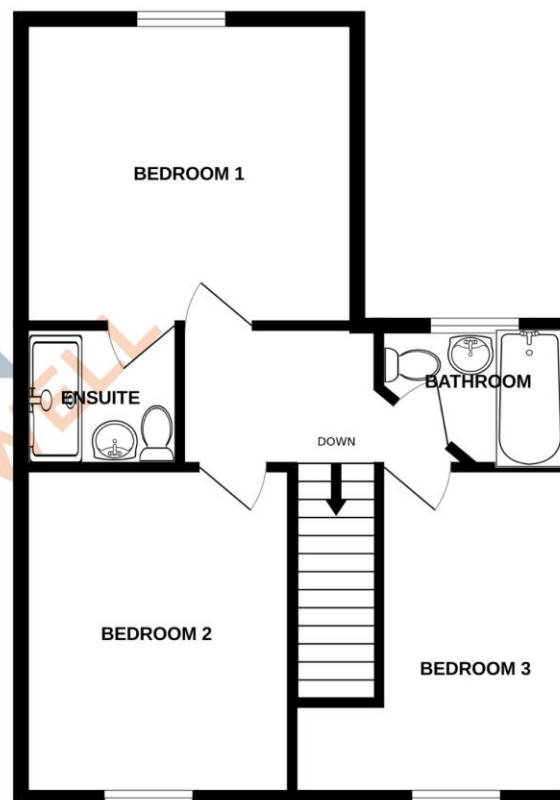
Bedroom Three 3.67m x 3.58m (12'0" x 11'8")

Bathroom 2.16m x 1.63m (7'1" x 5'4")

GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	83 B

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.