

7 Lale Walk, Wittering, Peterborough, PE8 6EJ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Over looking a green, this former two bedroom home has been split into two bedrooms and a home office, as well as a spacious lounge diner with a wood burner. The property is set back from the road and provides easy access to Stamford, Peterborough and the A1.

The accommodation comprises: - Entrance hall, lounge diner, kitchen, utility room, landing, two bedrooms, a home office and a bathroom.

To the rear is a well presented patio and lawn garden, as well as a parking space and a single garage just a small walk away.

NO CHAIN

Asking Price £169,995 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Three bedrooms
- Spacious lounge diner
- Gas fired central heating
- Modern style kitchen and bathroom
- Council Tax Band - A, EPC - TBC

- Over looking a green
- Well presented
- Wood burning stove
- Off street parking & single garage
- NO CHAIN



ACCOMMODATION:

Entrance Hall
2.13m x 1.70m (7' x 5'7)

Lounge Diner
5.31m x 4.17m max, 3.18m min (17'5 x 13'8 max, 10'5 min)

Kitchen
3.84m x 2.21m (12'7 x 7'3)

Utility Room
2.21m x 1.30m (7'3 x 4'3)

Landing

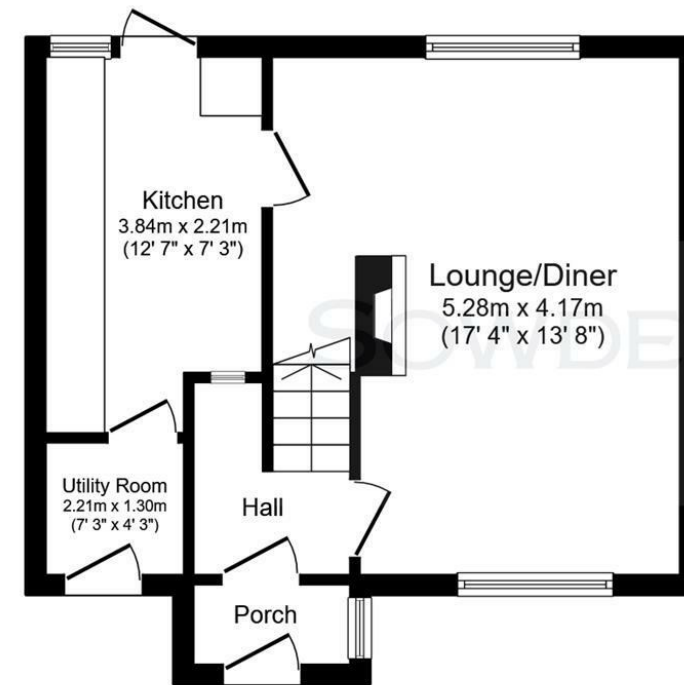
Main Bedroom
2.95m x 2.87m (9'8 x 9'5)

Bedroom Two
3.63m x 2.21m min (11'11 x 7'3 min)

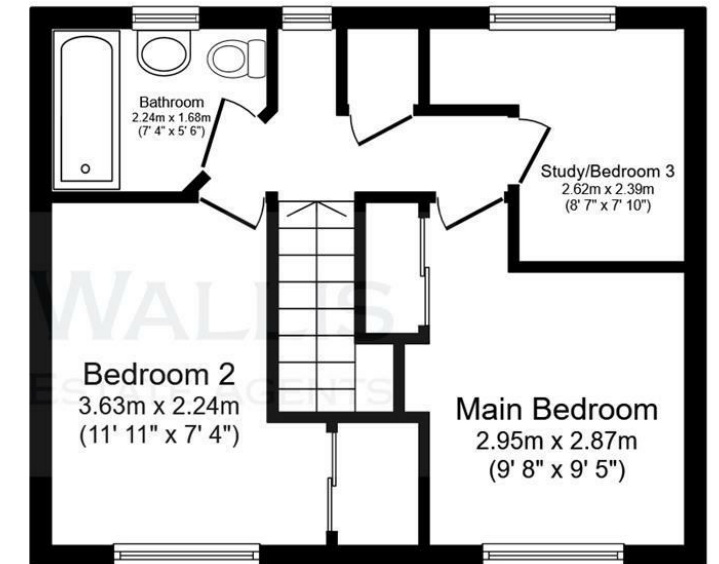
Bedroom Three
2.39m x 2.62m max, 1.70m min (7'10 x 8'7 max, 5'7 min)

Bathroom
2.16m x 1.68m (7'1 x 5'6)

FLOOR PLAN:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io