



KNIGHT
RESIDENTIAL
FOR SALE
01780 765060

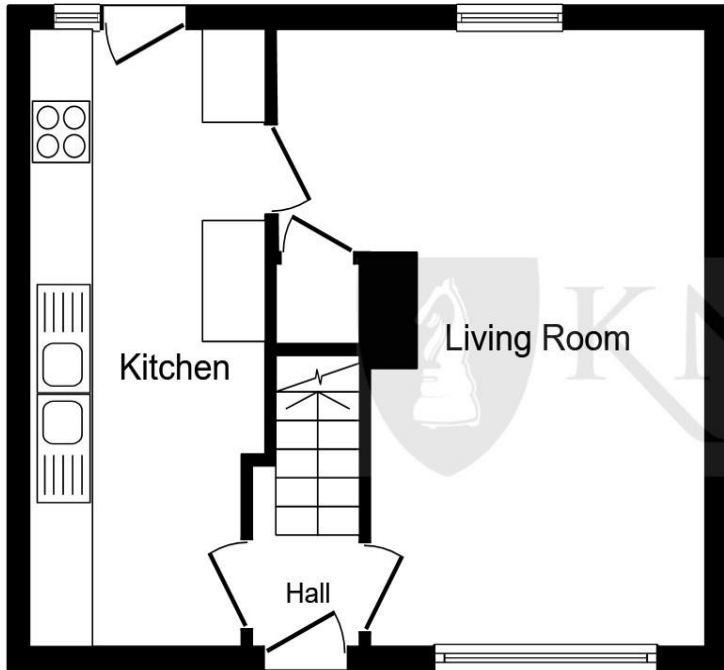
**Hammond Close
Wittering PE8 6EG**



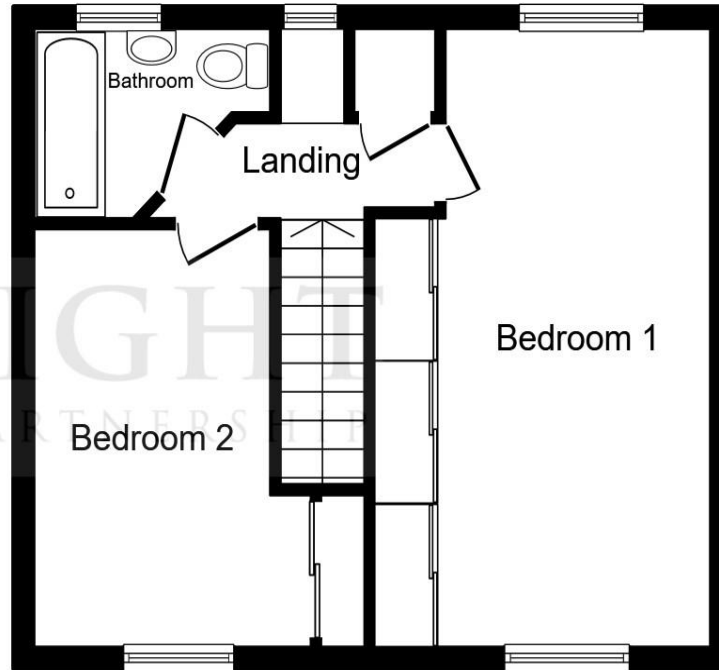
Welcome to
Hammond Close

Wittering is a popular village, with many local amenities including a well-thought of Primary school, and local shops, whilst also offering convenient access to the A1, Stamford & Peterborough.





Ground Floor



First Floor

Entrance Hall

Living/Dining Room
17' 6" x 13' 8" (5.33m x 4.17m)

Kitchen
17' 7" x 7' 4" (5.36m x 2.24m)

Bedroom One
17' 10" x 8' 7" (5.44m x 2.62m)

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

Bathroom

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Welcome to

Hammond Close

- Popular Village with Ample Amenities
- Two Double Bedrooms
- Driveway Parking Space
- Lounge Dining Room
- Enclosed Rear Garden
- Single Garage En-Bloc
- No Chain

Tenure: Freehold EPC Rating: C

offers over

£140,000

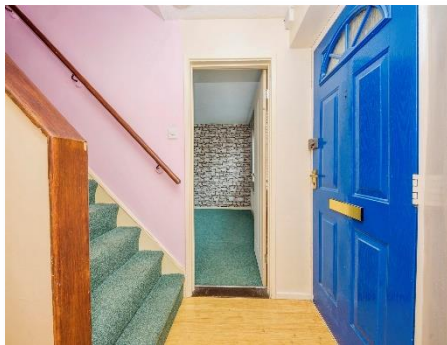
The accommodation briefly comprises: Entrance hall with doors into both the lounge one way, and kitchen the other. The lounge dining room has an understairs storage cupboard and another door leading through to the kitchen. The kitchen has space for an oven, fridge freezer and washing machine and glazed door out to the rear garden.

Upstairs on the landing there is ample built-in storage space, two good sized bedrooms, both with built-in wardrobes, and the family bathroom.

Outside there is a driveway providing parking to the front, along with a bin store and the garden to the rear is mainly laid to lawn with a decked seating area and patio. A single garage, en-bloc, is located to the rear of the property.

Offered for sale with no onward chain.

Agents note: There is spray foam insulation in the loft space and therefore mortgage lending could be limited. Please ask for more information.



Please note the marker reflects the postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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KNIGHT
PARTNERSHIP

Property Ref:

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