



Lawrence Road

Wittering, Peterborough, PE8 6EN

Price Guide £225,000

Richardson

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This spacious, end terrace property located on Lawrence Road in the easily accessible village of Wittering, near Stamford, is offered to the market with **NO ONWARD CHAIN**. The property boasts 2 bathrooms including a convenient downstairs shower room, a conservatory, and a generous 1,032 sq ft of living space.

With its 3 well-proportioned bedrooms, all offered with built in wardrobe space, this home is ideal for families looking for a comfortable living space at an affordable price. The property's current use as a rental also means it is free of an onward chain, offering an easy transition for its new owners.

Don't miss out on the opportunity to own this property. Contact us today to arrange a viewing and take the first step towards making this house your new home.

Entrance hall

Shower room

Lounge

17'10" x 13'5" (5.46 x 4.10)

Conservatory

11'6" x 9'2" (3.53 x 2.80)

Kitchen

16'9" x 11'5" (5.13 x 3.49)

Landing

Bedroom 1

12'2" x 11'7" (3.72 x 3.54)

Bedroom 2

12'2" x 8'4" (3.72 x 2.55)





Bedroom 3
9'10" x 6'11" (3.02 x 2.12)

Bathroom

External details

The front garden has a picket fence and is mainly laid to gravel. The rear garden is enclosed by panelled fencing and mainly laid to lawn. The property also has two allocated parking spaces (one to the rear).

Communication

According to Ofcom:
Mobile voice and data coverage is 'likely' with EE, Three, O2 and Vodafone (Outdoors)
Standard & superfast broadband is available

Council tax

Peterborough City Council band: A

Services

The property is connected to mains gas, water, electricity and drainage.

Agent notes

The property is currently tenanted on an assured short hold tenancy at £850 pcm. The current tenant has been a resident for a number of years and is under notice to vacate.

Agent notes

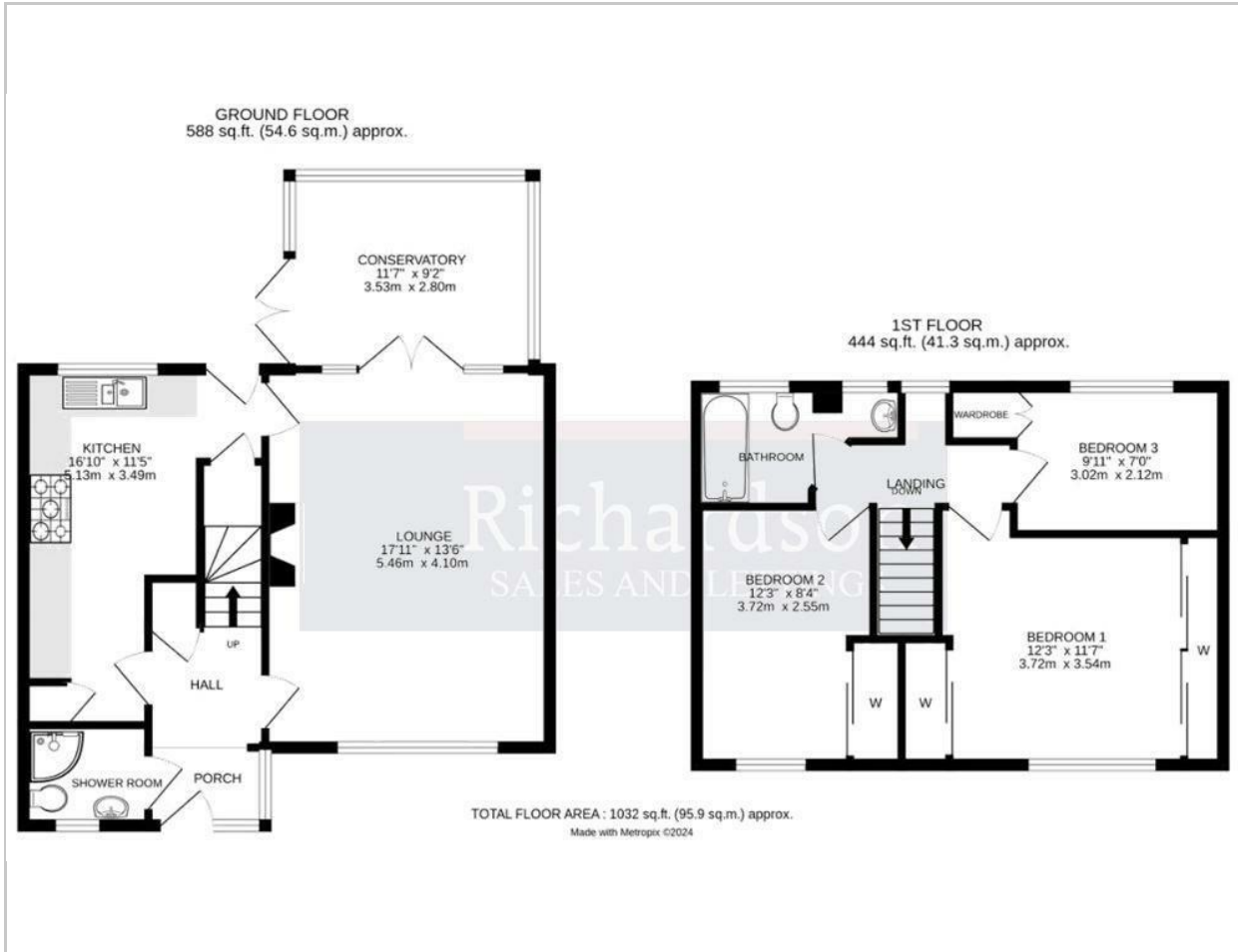
The property has solar panels which are owned by a third party, for further details please contact the office.

Viewing

Telephone appointment 01780 762433
post@richardsonsurveyors.co.uk



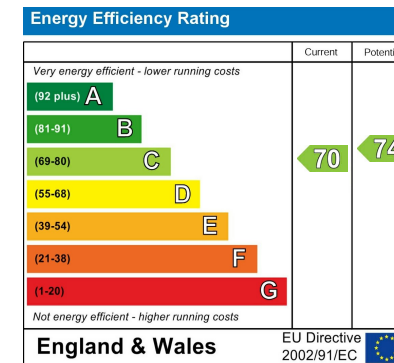
Floor Plan



Area Map



Energy Efficiency Graph



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MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433