



Lawrence Road

Wittering, Peterborough, PE8 6EN

Price Guide £200,000

Richardson

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GUIDE PRICE of £200,000 to £210,000. This spacious, 3 bedroom 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. Well maintained and updated with gas central heating, UPVC double glazing and other improvements including replacement internal doors, flooring and a conservatory to the rear makes the property an ideal family home extending to approximately 1,032 sqft. A reception area has built in storage and gives access to the principal reception rooms and the refitted shower room. The lounge is of good size with French doors to the conservatory to the rear. The refitted kitchen diner has built in appliances including gas hob, double oven and concealed gas boiler. To the first floor there are 3 well-proportioned bedrooms, all with built in wardrobes and the family bathroom. Allocated parking to the front with a small front garden. Good size enclosed rear garden with shed and further allocated parking.

Entrance hall

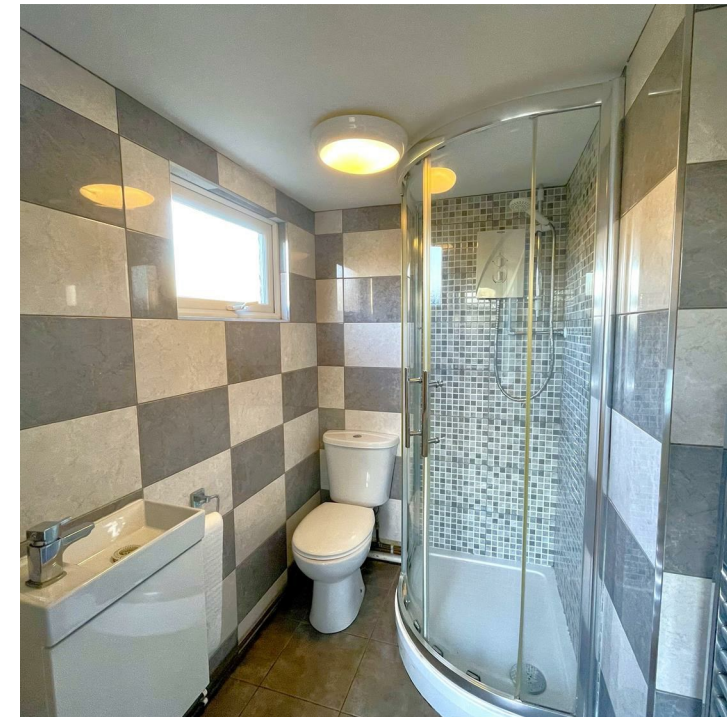
Shower room

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

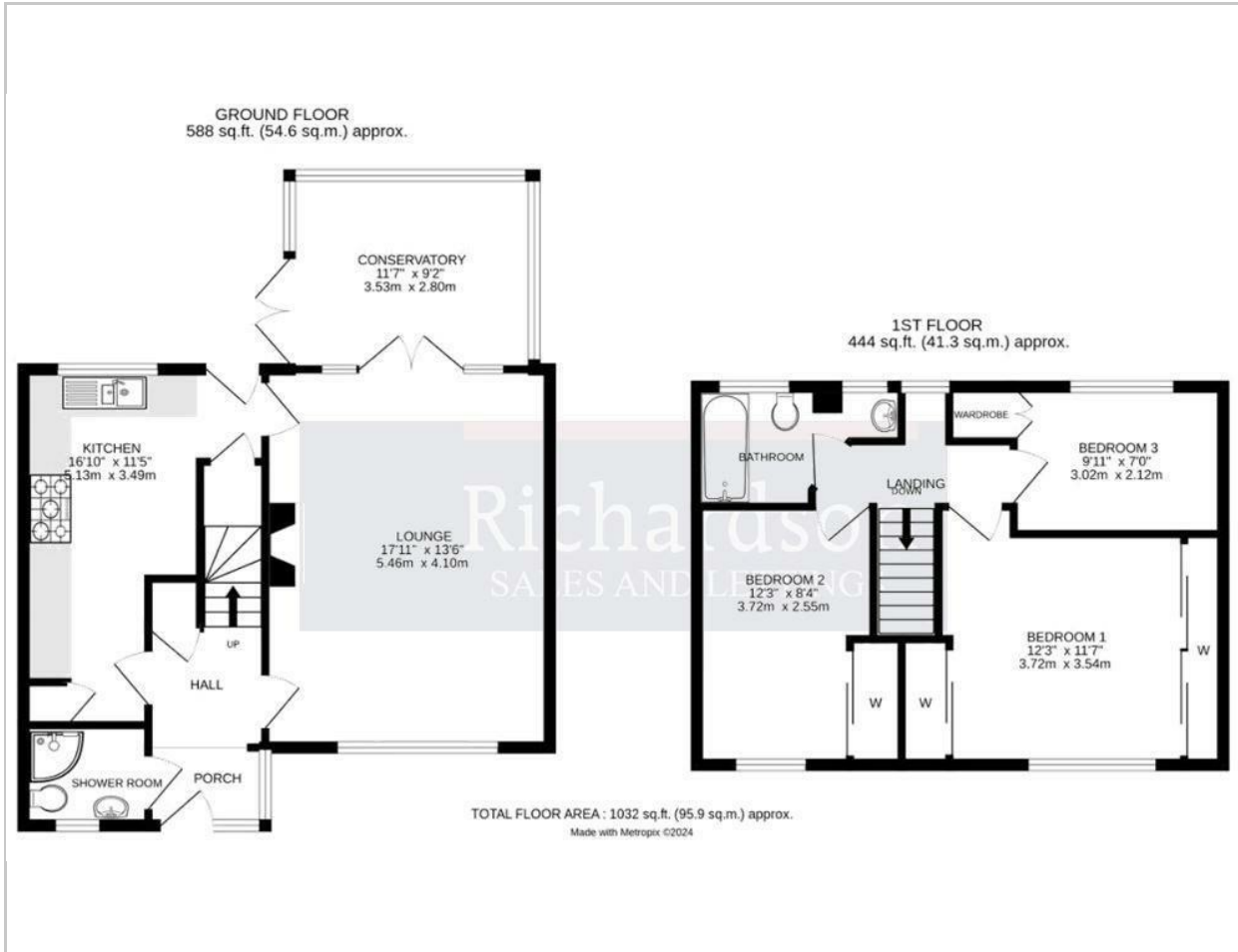
The property has solar panels which are owned by a third party, for further details please contact the office.

Viewing

Telephone appointment 01780 762433
post@richardsonsurveyors.co.uk



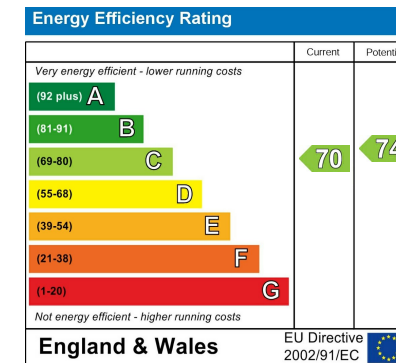
Floor Plan



Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

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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

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