



Barnham Close

Wittering, Peterborough, PE8 6FF

**50% Shared Ownership £130,000**

Richardson

## Barnham Close

Wittering, Peterborough, PE8 6FF

50% SHARED OWNERSHIP. A great opportunity to acquire a well proportioned modern semi-detached home on this new estate in the village of Wittering, with excellent access to local amenities as well as Stamford & Peterborough. Overlooking open green space to the front, the property is well presented throughout with gas central heating and UPVC double glazing. The entrance hall has a cloakroom/wc off and gives access to the living room with French doors to the rear garden, and the kitchen dining room which has built in Bosh appliances and also French doors out to the rear garden. To the first floor, there is a 3 piece bathroom, 3 bedrooms with the master having an ensuite shower room. To the side of the property there are two allocated parking spaces and gated access to the rear garden with paved patio and lawns. The whole area enclosed by fencing.

Canopy Porch

Entrance hall

Cloakroom/wc

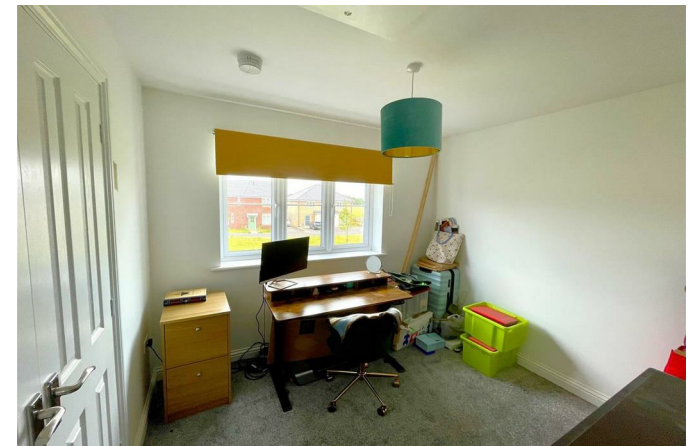
Living room  
16'3" x 9'8" (4.96m x 2.97m )

Kitchen diner  
16'3" max x 8'4" max (4.96m max x 2.55m max)

First floor landing

Bedroom  
15'1" x 11'9" max (4.6m x 3.59m max)

Ensuite shower



Bedroom  
9'10" x 8'6" (3.02m x 2.6m)

Bedroom  
7'4" x 6'7" (2.25m x 2.02)

Bathroom

#### External details

Over looking an open green space with parking to the side of the property for two cars. Gated access to the rear garden with a patio and lawns enclosed by panel fencing with a westerly aspect.

#### Council Tax

Peterborough City Council Tax Band B

#### Services

All main services connected

#### Communication

According to Ofcom: Ultrafast broadband is available

According to Ofcom mobile coverage indoor is Likely with O2 and Limited with EE, Vodafone & Three

#### Lease

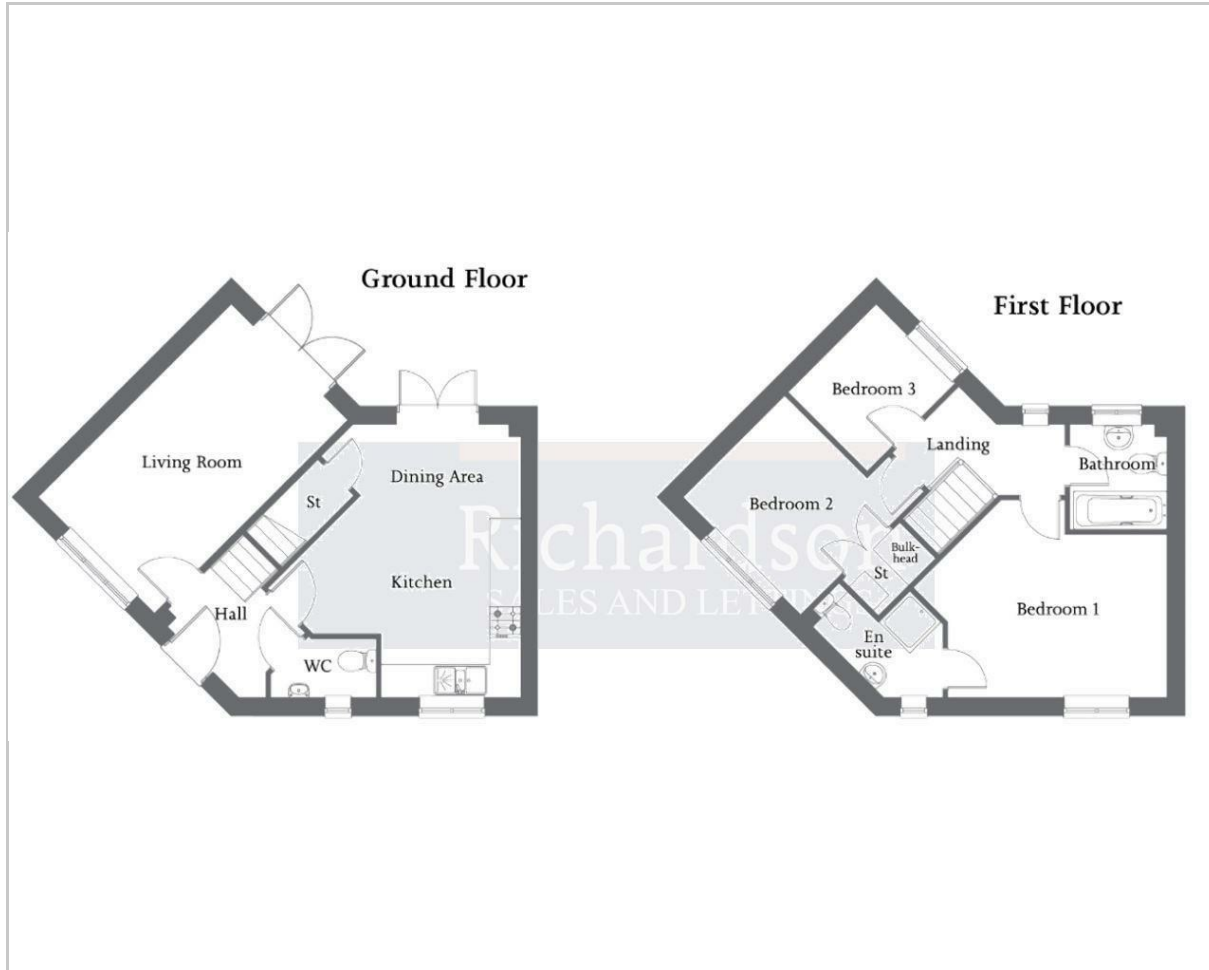
The property is a Shared Ownership property which is currently 50%. Rental is currently £239 pcm. Lease 999 yrs from 15/09/2022 977 yrs remaining

#### Viewing

Telephone appointment Richardson  
0 1 7 8 0 7 6 2 4 3 3  
post@richardsonsurveyors.co.uk



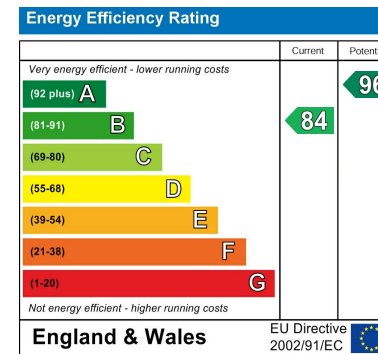
## Floor Plan



## 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**

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