



1 Barnham Close

Wittering, Peterborough, PE8 6FF

**£260,000**

Richardson

## 1 Barnham Close

Wittering, Peterborough, PE8 6FF

A great chance for first time buyers to acquire a well proportioned modern semi-detached home on this new estate in the village of Wittering, also with the option of 50% shared ownership. With excellent access to local amenities as well as Stamford & Peterborough, the property overlooks 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

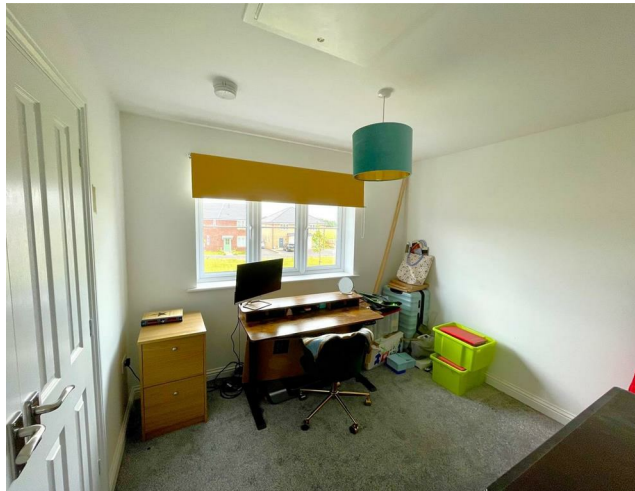
Cloakroom/wc

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

Shared Ownership

The price of £260,000 is the 100% value which you are able to purchase based on the Shared Ownership valuation. The current vendor currently owns 50% share of the property, and is available to purchase at a price of £130,000 subject to rent payable for the remaining 50%. Please ask the agent for further details.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive	2002/91/EC	

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

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**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](http://www.richardsonsurveyors.co.uk)

**01780 762433**