

# Richardson

1 Church Park, Wittering  
Peterborough, PE8 6DP

LETTINGS SPECIALISTS

**TO LET**

**£750 PCM**



- Semi Detached Bungalow
- One Bedroom
- Sitting Room with Vaulted Ceiling
- Shower Room
- Kitchen
- Garden
- Off Street Parking Space
- EPC Band E

Sheep Market, Stamford, Lincs, PE9 2RB



[www.richardsonestateagents.co.uk](http://www.richardsonestateagents.co.uk)

**01780 758000**

## LOCATION

Wittering is located approximately 3 miles south of the market town of Stamford and 9 miles west of the City of Peterborough, and lies adjacent to the A1.

## DESCRIPTION

A 1 bedroom semi detached bungalow with electric heating and vaulted ceilings. The property has been freshly decorated internally and has new carpets in the sitting room and bedroom. Outside there is a garden and off street parking.

### **SITTING ROOM 4.907m x 4.261m max (16'1" x 13'11" max)**

Wooden stable style front entrance door into sitting room. New fitted carpet, feature stone wall, stove, and vaulted beamed ceiling. Double glazed window to side with curtains. Storage cupboard and doors to kitchen and bedroom.

### **KITCHEN 2.801m x 1.706m (9'2" x 5'7")**

Fitted with a range of base and eye level units and laminate worktops and tiled splashbacks. Cooker. Space for fridge freezer and washing machine. Vinyl flooring. Double glazed window to rear.

### **BEDROOM 3.275m x 3.041m (10'8" x 9'11")**

With new fitted carpet and double glazed window to the front. Door to:

### **SHOWER ROOM 1.731m x 1.717m (5'8" x 5'7")**

Fitted with a white 3 piece suite comprising curved shower cubicle with Bristan shower, wash hand basin set in vanity unit and close coupled WC. Tile effect splashbacks. Vinyl flooring. Wall mounted mirror, heated towel rail and electric heater.

## OUTSIDE

With allocated parking space. Garden to rear with lawn and shrubs and gravel garden to side.

## SERVICES

Mains water, electricity and sewerage are connected.

## BROADBAND/MOBILE

Broadband availability is Standard and Superfast and mobile availability is limited via EE, Three, O2 and Vodafone, according to the Ofcom Checker.

## TENURE

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

## RENT

The rent is payable monthly in advance, by standing order.

## DEPOSIT

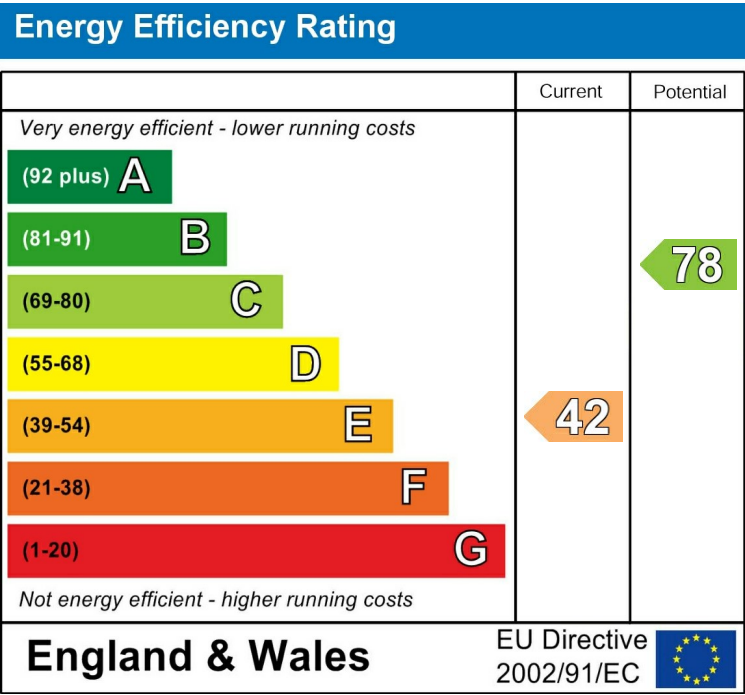
Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

## COUNCIL TAX

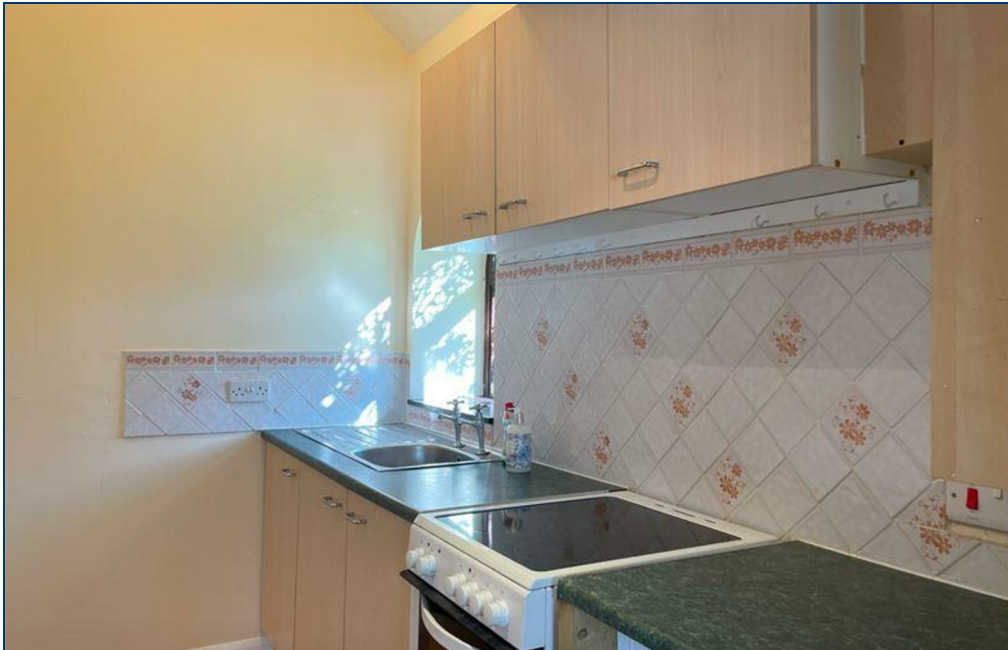
We understand from the Valuation Office Agency Website that the property has a Council Tax Band A.

## VIEWING

All viewings are strictly by appointment through Richardson on 01780 758000.







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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.
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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.