



Grange Park

Wittering, PE8 6BZ

NO ONWARD CHAIN - This two bedroom mid terrace house set in a quiet tucked away cul-de-sac close to the centre of the village of Wittering and offers great transport links in to Peterborough & Stamford. Requiring modernisation, the property does offer great potential and would make an ideal FTB/Investment.

Offers Over £137,500

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- 2 Bedroom Mid Terrace House
- Ideal FTB/Investment
- Courtyard Garden
- Quiet Cul-De-Sac Position
- Lounge & Kitchen Diner
- Allocated Off Road Parking
- Requires Updating
- Recently Re Decorated
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

5'3" x 3'8" (1.60m x 1.12m)

Lounge

10'1" x 15'2" (3.07m x 4.62m)

Kitchen/Diner

13'6" x 9'4" (4.11m x 2.84m)

Landing

Bedroom 1

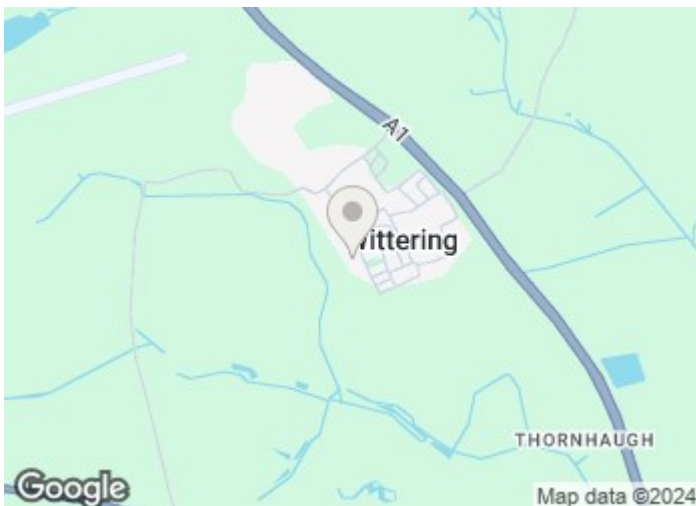
13'6" max x 11'11" (4.11m max x 3.63m)

Bedroom 2

7'2" x 12'6" (2.18m x 3.81m)

Bathroom

6'0" x 7'2" (1.83m x 2.18m)

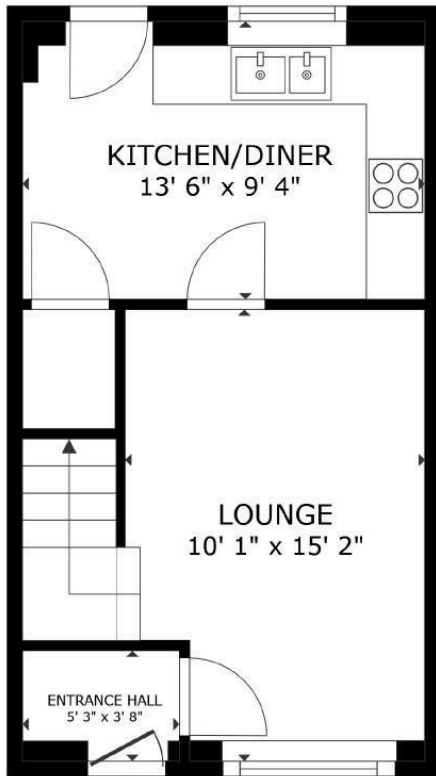


Directions

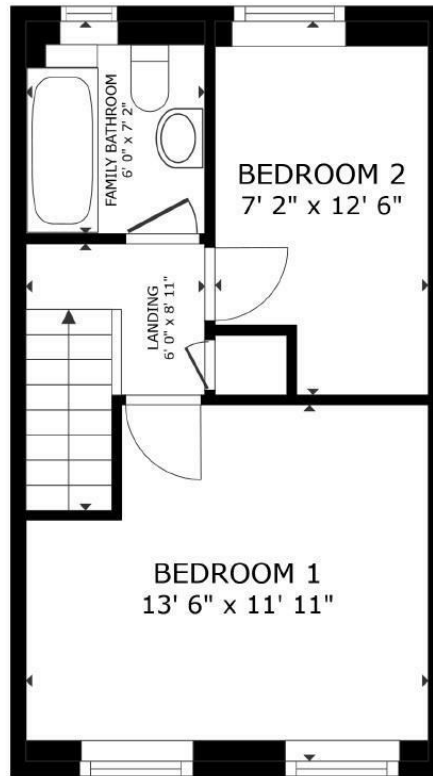
Please use the following postcode for Sat Nav guidance - PE8 6BZ



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 335 sq.ft. FLOOR 2 335 sq.ft.
 TOTAL : 670 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
 Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	