



COMMUNAL ENTRANCE

HALLWAY

OPEN PLAN LIVING ROOM AND
KITCHEN SPACE

BEDROOM 1

BEDROOM 2

BATHROOM

Woodcock Holmes

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Peterborough PE2 6FL

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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.



woodcockholmes.co.uk



6 Silver Birch Court
Wittering, Peterborough, PE8 6BY
£137,000



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Wittering, Peterborough

PE8 6BY

With two allocated parking spaces, gas central heating, EPC rating B, and Council Tax Band A, the property is both practical and cost-efficient. Ideally situated for access to the A1 and just a short drive from Stamford, it's perfect for first-time buyers, investors or downsizers.

• FIRST FLOOR APARTMENT

• VIEWS OF OPEN GREEN SPACE TO THE REAR

• TWO DOUBLE BEDROOMS

• OPEN PLAN LIVING SPACE

• TWO PARKING SPACES

• CLOSE TO TRAVEL LINKS INCLUDING THE A1

• EASY ACCESS TO STAMFORD

• 105 YEAR LEASEHOLD

Viewings: By appointment

£137,000

HALLWAY
Door to front, fitted carpet, store cupboard, access to all rooms:

OPEN LIVING/DINING AREA
21'3" x 9'9"
UPVC double glazed window to front and rear, fitted carpet, radiator.

KITCHEN AREA
11'6" x 8'5"
UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted electric oven, fitted hobs, fitted sink drainer, space for washing machine, vinyl flooring.

BEDROOM 1
11'10" x 9'9"
UPVC double glazed bay window to rear, fitted carpet, radiator.

BEDROOM 2
11'8" x 7'11"
UPVC double glazed window to rear, fitted carpet, radiator.

BATHROOM
5'10" x 7'4"
Fitted three piece suite with WC, wash hand basin, bath, tiled surround.

OUTSIDE
The property can be accessed via communal entrance. There is a telephone entry system. Two allocated parking spaces in off road car park.

TENURE
Leasehold - 105 years remaining. Ground rent - £125.00 per annum. Service charge £118.52 per month.

SERVICES
Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.
None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION
If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		