



Embry Road, Wittering

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- Spacious Three Bedroom Family Home
- BRAND NEW ROOF!
- No Onward Chain
- Ample Off Road Parking and Single Detached Garage
- South Facing Rear Garden
- Highly Sought After Village Location
- Council Tax Band - A
- EPC Rating E
- Freehold

£220,000





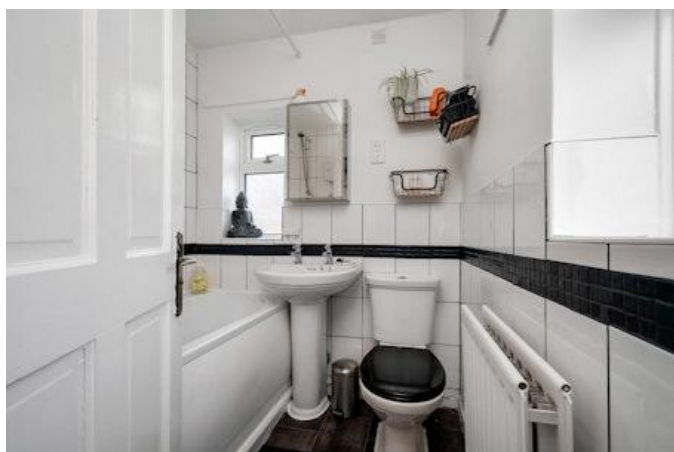
SOLD PRIOR TO MARKETING! Newton Fallowell are thrilled to present this well-proportioned three-bedroom home in Wittering. Offering generous accommodation across two floors, the property features ample off-road parking, a single detached garage, and the benefit of a newly installed roof. With motivated vendors, early viewing is highly recommended.

Upon entering, you are welcomed by a spacious entrance hall providing access to the ground-floor reception rooms and stairs to the first floor. The first door leads into a bright and roomy living/dining area, complete with French doors opening onto the rear garden. The well-equipped kitchen includes a range of appliances, and a separate utility room with additional storage completes the ground-floor layout.

Upstairs, the property boasts two generously sized double bedrooms, along with a third smaller bedroom ideal for a home office or nursery. A modern family bathroom serves all bedrooms.

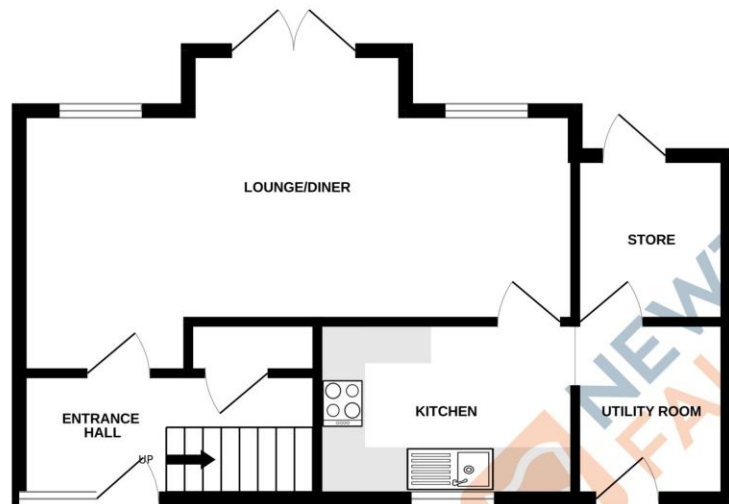
Externally, the home offers excellent off-road parking for up to three vehicles on a private driveway, with a pathway leading directly to the front door.







GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 828sq.ft. (76.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.