

nest
ESTATES

Trent Road, Wittering

Peterborough, PE8 6AT

£160,000

SUMMARY

- **NO ONWARD CHAIN**
- Spacious 2 bedroom terrace
- Open field views
- Large lounge with doors onto garden
- Brick storeroom and garden shed
- Enclosed lawned garden















Spacious two-bedroom terraced home in Wittering, enjoying lovely views across open fields. Situated close to the church and local shops, the property offers bright, well-proportioned accommodation and a practical layout.

The ground floor features an L-shaped kitchen/diner, with dual-aspect windows bringing in plenty of natural light and a door providing direct access to the garden. With space for a dining table, this is an ideal setting for everyday meals and entertaining.

The generous lounge is also dual aspect, creating a light and welcoming living space, with double doors opening onto the garden.

Upstairs, there are two good-sized double bedrooms and a spacious family bathroom with a bath and shower.

Outside, the garden offers a substantial brick-built storeroom and a separate shed, providing useful storage for garden equipment, bicycles and outdoor belongings.

On-road parking is available in front of the property. With its open outlook, bright accommodation and convenient village setting, this home will appeal to a range of buyers, including those purchasing their first home.

An annual estate management fee is payable towards the maintenance of the road, verges and communal areas.









Tenure: Freehold

EPC Rating: **D**

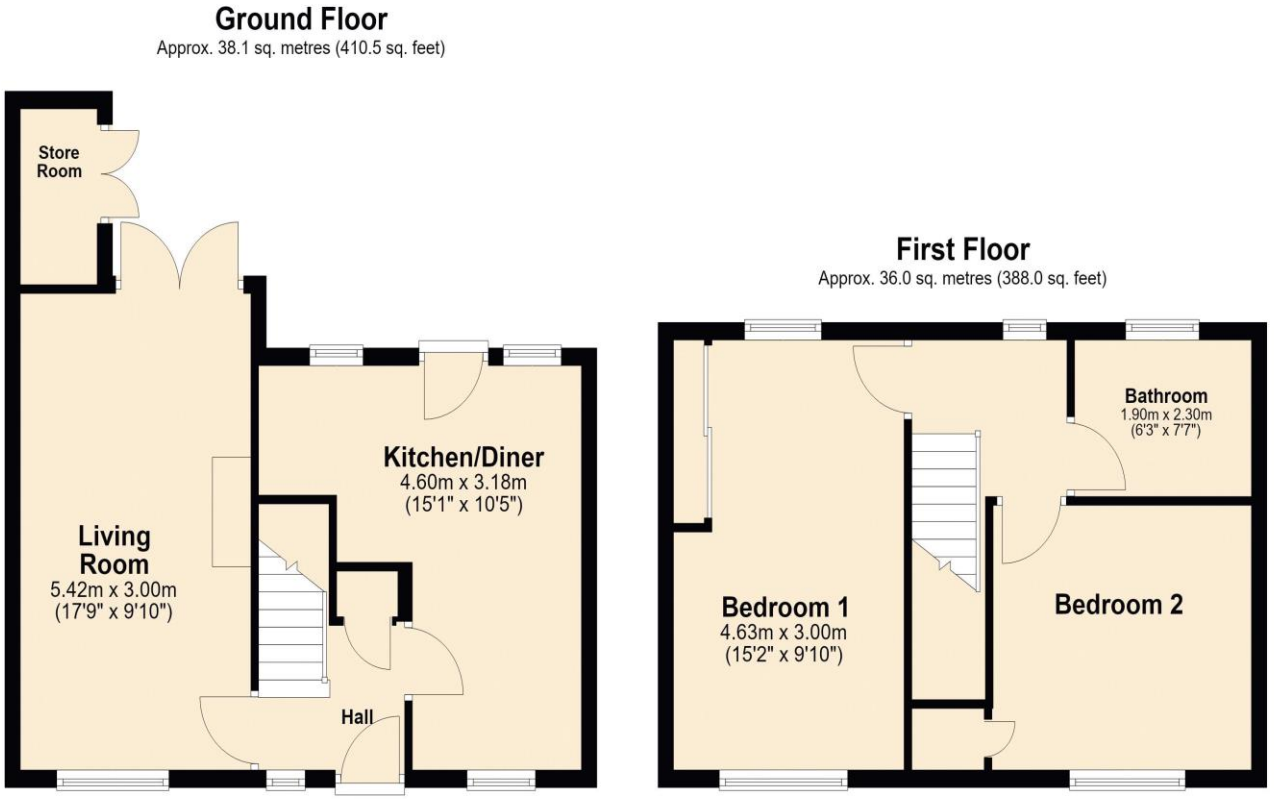
Council Tax Band: **A**

Local Authority: Peterborough City Council

Services: Mains Gas, Electric and Water

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.



Total area: approx. 74.2 sq. metres (798.6 sq. feet)

nest ESTATES

8-9 Red Lion Street Stamford Lincolnshire PE9 1PA

01780 238110
info@nestestates.co.uk
www.nestestates.co.uk