



19 Maltby Close, Wittering

In Excess of £150,000

 **NEWTON FALLOWELL**

19 Maltby Close

Wittering, Peterborough

NO ONWARD CHAIN - Located in the sought-after village of Wittering, this well-presented two-bedroom terrace home offers excellent access to Stamford, Peterborough, the A1, and A47. Its convenient setting makes it an ideal choice for first-time buyers or investors.

The ground floor welcomes you with an entrance hall leading to a spacious lounge/diner and a modern galley-style kitchen, complete with updated fittings, extended worktop space, and direct access to the enclosed rear garden laid to lawn.

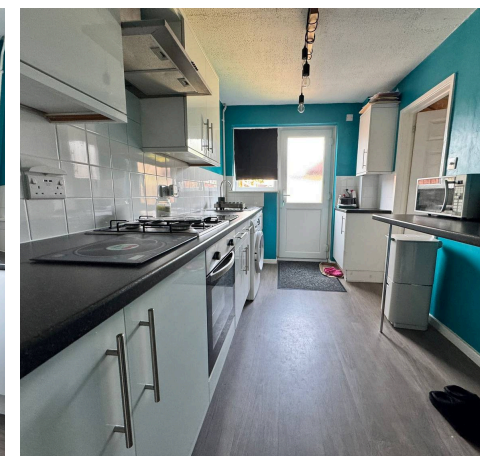
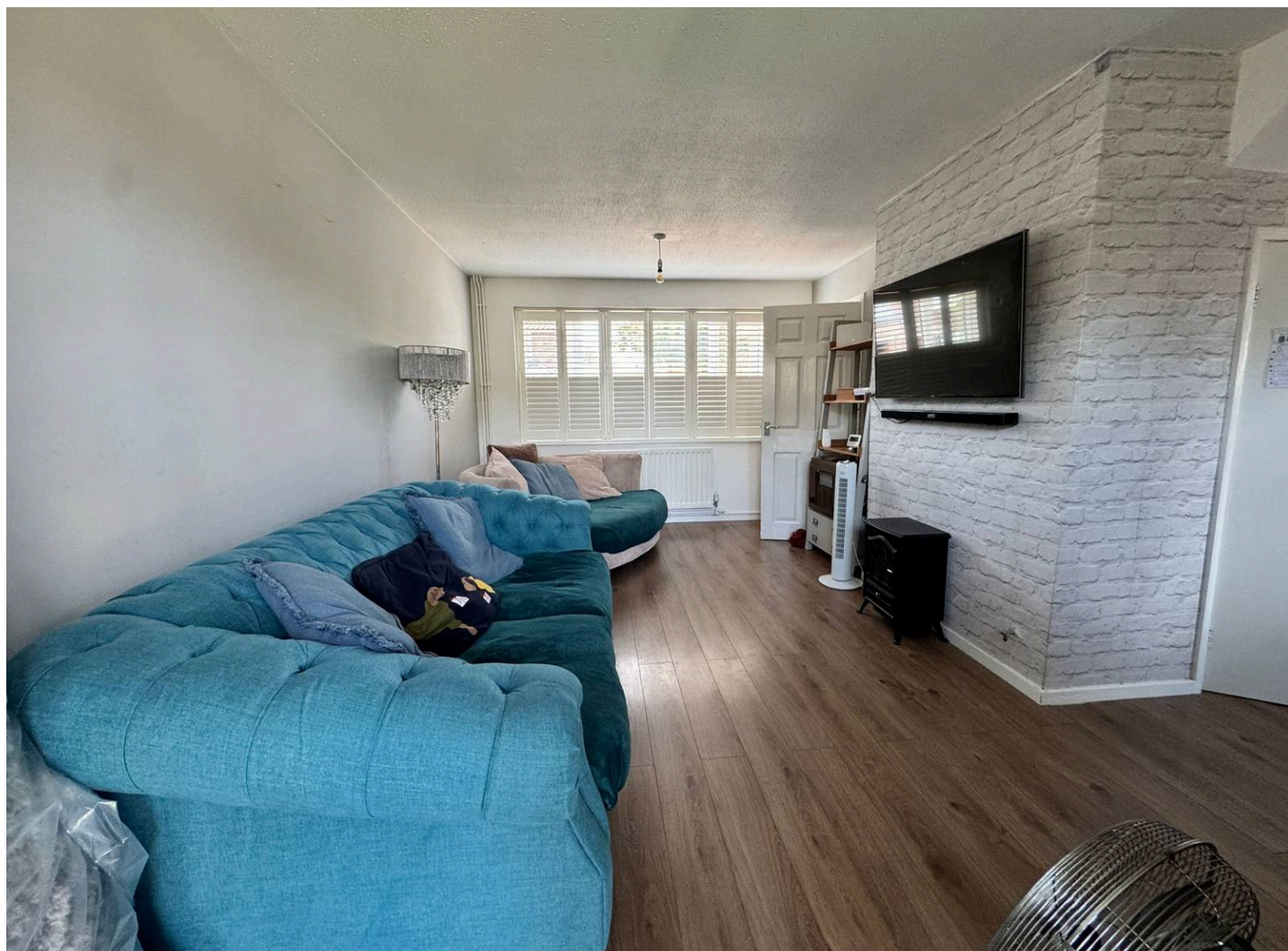
Upstairs, the property features two double bedrooms, both benefiting from built-in wardrobes, along with a well-appointed family bathroom.

Externally, the property offers a private lawned garden. Off-street parking and a garage is conveniently located a short walk away.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

6' 4" x 5' 3" (1.92m x 1.60m)

Kitchen

12' 10" x 7' 4" (3.90m x 2.23m)

Lounge/Diner

17' 7" x 13' 8" (5.37m x 4.17m)

Hall/Utility

7' 5" x 4' 8" (2.26m x 1.41m)

Bedroom One

17' 5" x 8' 10" (5.31m x 2.70m)

Bedroom Two

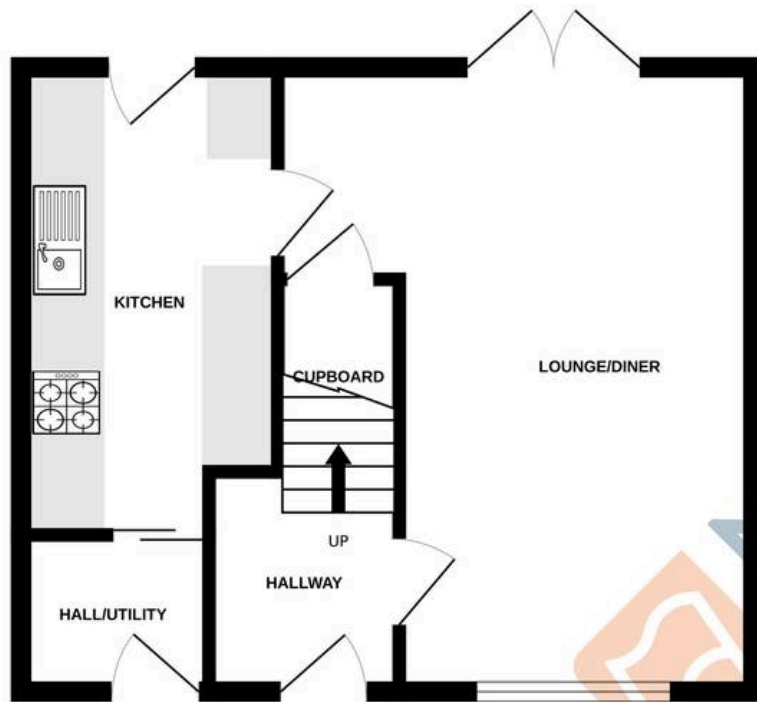
11' 11" x 7' 4" (3.63m x 2.24m)

Bathroom

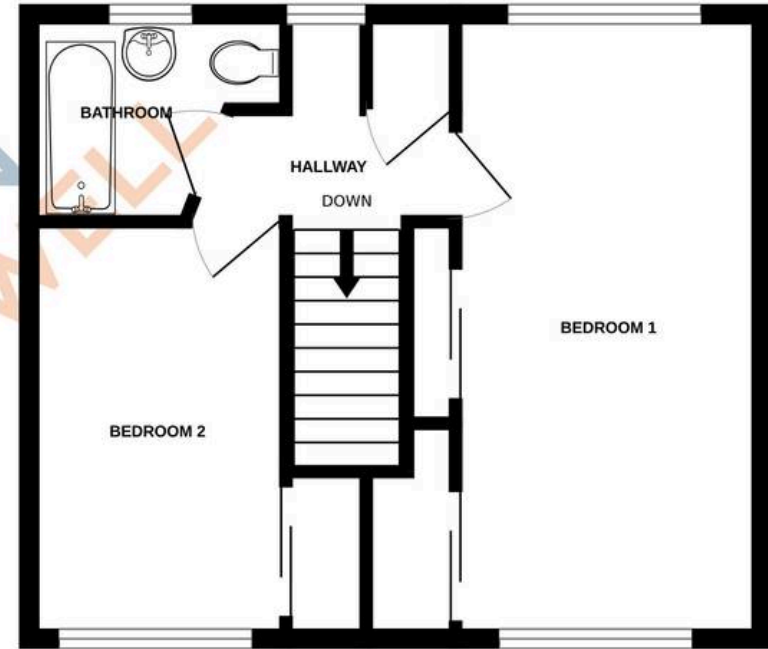
7' 7" x 5' 7" (2.30m x 1.70m)



GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.6 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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