

**St. Georges Road**
**Wittering PE8 6DJ**

KNIGHT PARTNERSHIP

*Welcome to*

# St. Georges Road

Situated in a popular village location with a range of local amenities, including a primary school, shops and takeaway restaurants, this two-bedroom mid-terrace property would make an ideal first-time purchase, investment opportunity or home for those looking to downsize.

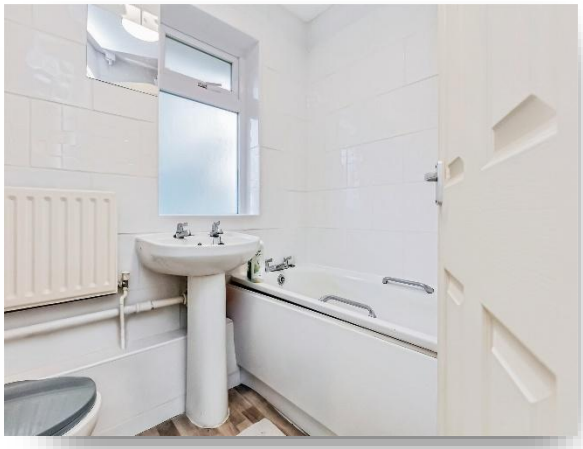


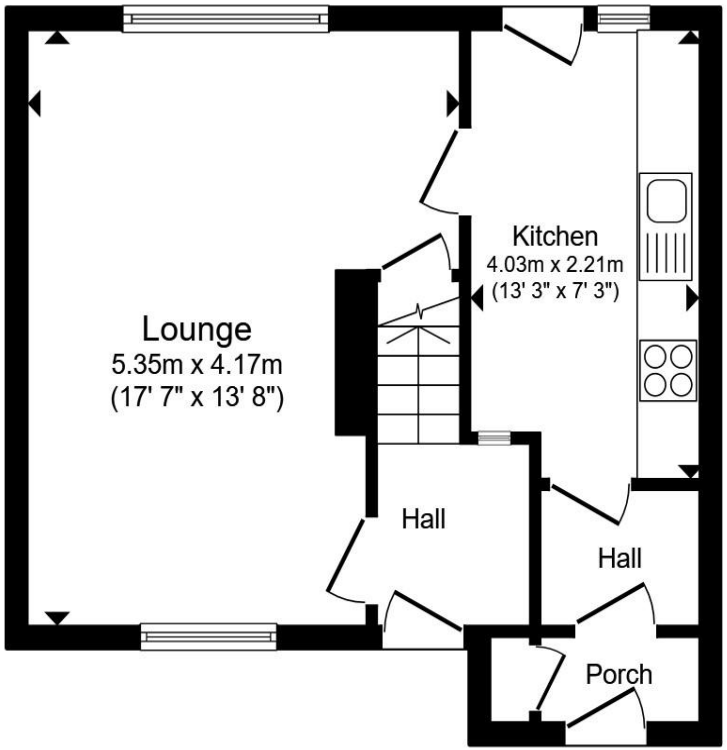




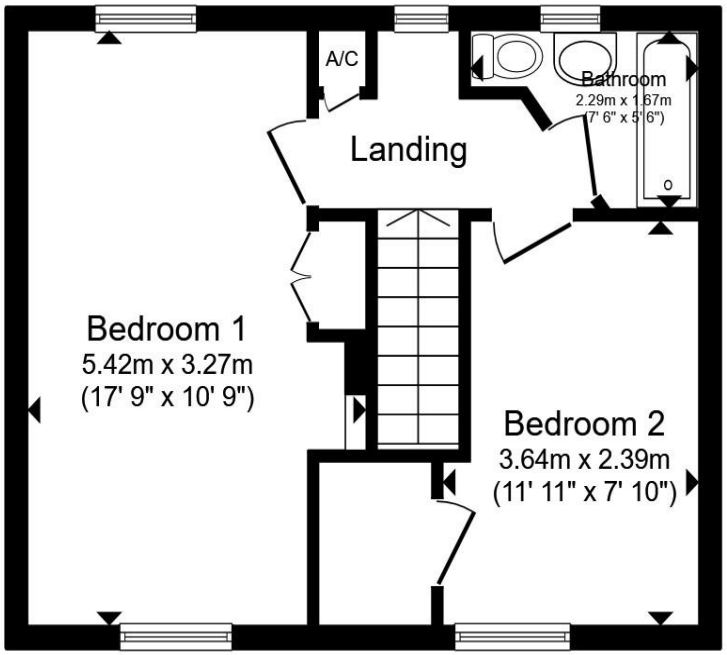









Ground Floor




First Floor

**Entrance Hall**

**Lounge Dining Room**
17' 7" x 13' 8" ( 5.36m x 4.17m )

**Kitchen**
13' 3" x 7' 3" ( 4.04m x 2.21m )

**Bedroom One**
17' 9" x 10' 9" ( 5.41m x 3.28m )

**Bedroom Two**
11' 11" x 7' 10" ( 3.63m x 2.39m )

**Bathroom**
7' 6" x 5' 6" ( 2.29m x 1.68m )

**Agents Note**

Total floor area 71.1 sq.m. (765 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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## St. Georges Road

- Village with many amenities including a primary school
- Easy access to the A1, Stamford & Peterborough
- Two generous bedrooms
- Lounge dining room
- Driveway for off-road parking
- Rear garden
- No chain

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price
**£170,000**

The property benefits from excellent access to the A1 and is conveniently located close to the historic market town of Stamford, offering further shopping, leisure and transport facilities.

Accommodation comprises a welcoming lounge dining room, providing a versatile living and entertaining space, and a kitchen with space for appliances and access to the garden.

Upstairs there are two generously sized bedrooms, both benefiting from built-in wardrobes, offering useful storage, and the bathroom completes the first floor.

Externally, the property benefits from off-road parking to the front, and a lawned rear garden with a patio seating area and garden shed for additional storage.

Offered for sale with no onward chain, this property presents an excellent opportunity for buyers seeking a home in a well-connected village setting.










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

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**Property Ref:**
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