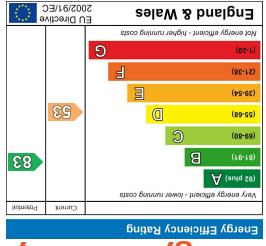


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**

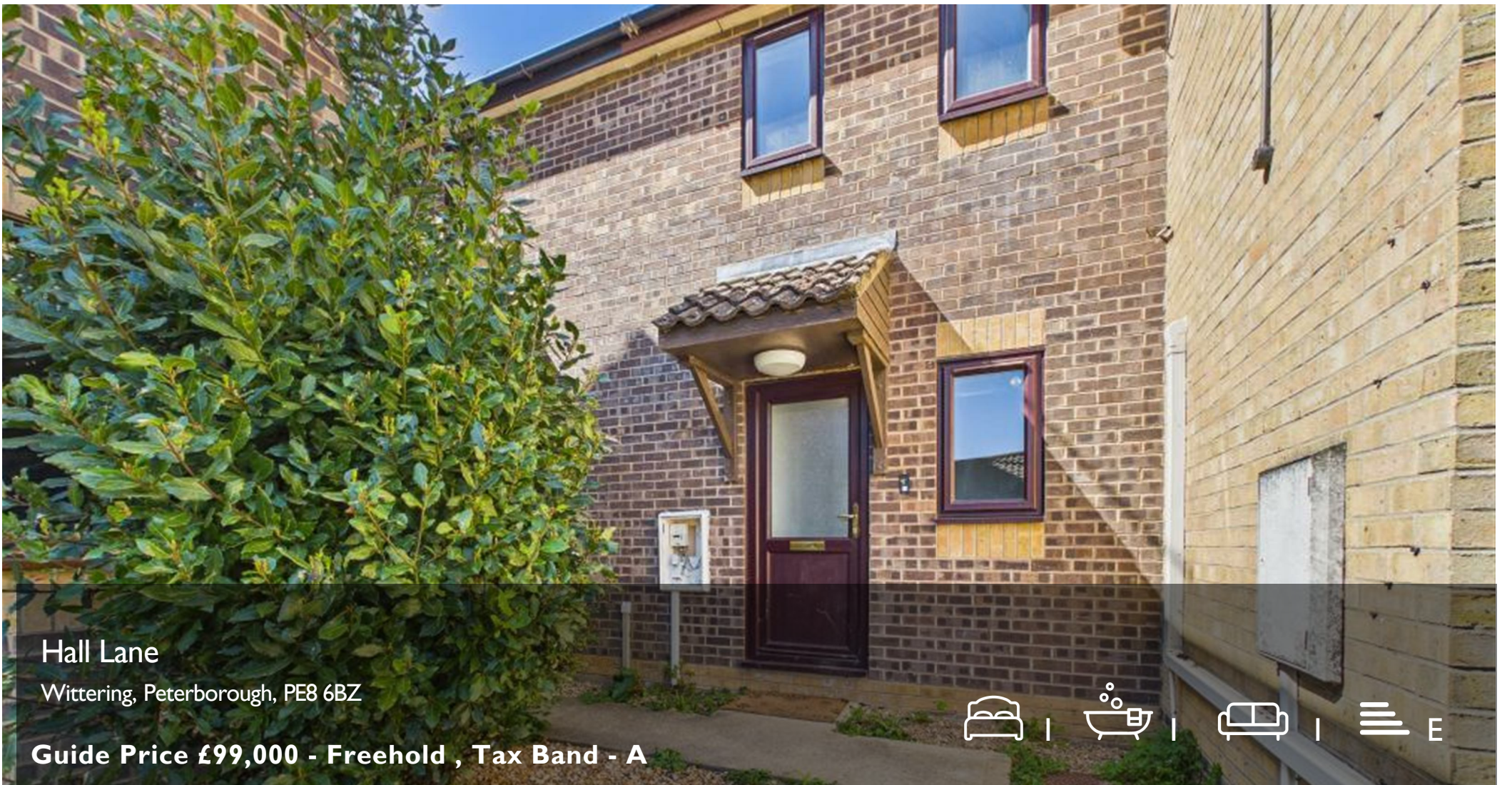
**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



Hall Lane

Wittering, Peterborough, PE8 6BZ

Guide Price £99,000 - Freehold , Tax Band - A



## Hall Lane

Wittering, Peterborough, PE8 6BZ

Tucked away in a quiet cul-de-sac in the popular village of Wittering, this well presented one bedroom freehold terrace home offers an excellent opportunity for first time buyers and investors alike. The property benefits from a bright living and dining room, separate kitchen, enclosed private rear garden, and an allocated parking space. Offered for sale via the modern method of auction, this is a fantastic chance to acquire a low maintenance home in a sought after location.

Situated on Hall Lane in the desirable village of Wittering, this charming one bedroom terrace property offers comfortable and practical accommodation across two floors. The ground floor comprises an entrance into a separate fitted kitchen, providing a range of base and wall units with space for appliances. To the rear of the property is a spacious living and dining room with plenty of room for both seating and dining furniture. A door from the living room opens directly onto the enclosed rear garden, creating an ideal space for relaxing or entertaining. There is also useful understairs storage. On the first floor, the landing leads to a generous double bedroom with built in storage, along with a well appointed bathroom fitted with a bath, wash hand basin and W.C. Externally, the property enjoys a private enclosed rear garden, perfect for outdoor seating and easy to maintain planting. An allocated parking space is located to the side for added convenience.

Hall Lane is positioned within a peaceful cul-de-sac setting in Wittering, a well served village offering a range of local amenities including shops, pubs, schools and excellent transport links to both Peterborough and Stamford. This freehold home represents an ideal investment opportunity or first purchase and is offered for sale via the modern method of auction. Early viewing is highly recommended.

### AUCTIONEER COMMENTS:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

### Kitchen

2.52 x 2.06 (8'3" x 6'9")

### Understairs Storage

0.90 x 2.99 (2'11" x 9'9")

### Living Room

3.60 x 3.12 (11'9" x 10'2")

### Landing

1.04 x 2.11 (3'4" x 6'11")

### Master Bedroom

3.59 x 3.19 (11'9" x 10'5")



### Bathroom

1.55 x 2.06 (5'1" x 6'9")

### EPC - E

54/83

### Tenure - Freehold

### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Communal Car Park Allocated Space  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Electric Mains  
Internet connection: Cable  
Internet Speed: up to 80Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

