



6 Brock Close, Wittering, Peterborough, PE8 6HX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Stylish and low maintenance, this well presented three bedroom semi detached house in Wittering, offers not only excellent value for money but also convenient access to the A1 and A47 and the neighbouring towns of Stamford and Peterborough.

Its open plan kitchen/dining room offers plenty of space for cooking and entertaining, and it then opens through to a spacious lounge with bifold doors leading to a landscaped garden that feels like an extension of your living space when the sun is shining.

To the first floor are three bedrooms - with an en-suite shower room to the master bedroom, and family bathroom. To the front of the property are two parking spaces.

Perfect as a first home, where all you have to do is place your furniture and relax - viewing comes highly recommended.

Asking Price £255,000 Freehold

- Semi Detached House
- En-Suite Shower Room and Family Bathroom
- Landscaped Rear Garden
- EPC Rating B Council Tax Band B
- Three Bedrooms
- Spacious Lounge and Kitchen/Dining Room
- Allocated Parking for 2 Cars
- Viewing Highly Recommended



ACCOMMODATION:

Entrance Hall
Cloakroom/WC
Kitchen/Dining Room
4.85m x 4.11m max 2.62m min (15'11" x 13'6" max 8'7" min)
Living Room
5.11m x 3.10m (16'9" x 10'2")
First Floor Landing
Main Bedroom
3.56m x 2.59m (11'8" x 8'6")
En-Suite Shower Room
Bedroom Two
3.43m x 2.29m (11'3" x 7'6")

FLOOR PLAN:



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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