goodwin
www.goodwinproperty.co.uk









Silver Birch Court

Wittering, PE8 6BY

A modern purpose-built two-bedroom ground floor apartment, situated in the village of Wittering, conveniently positioned between Peterborough and Stamford.

The property is presented in very good condition throughout and is ideally located within easy reach of the village store, post office and other local amenities, making it well suited to investors, first-time buyers, couples or those looking for a low-maintenance home.

£110,000

Silver Birch Court

Wittering, PE8 6BY

2 1 1 C

- Modern 2 Bedroom Ground Floor Flat
- Large Open Plan Kitchen/Dining/Lounge
- Close to Village Shop
- 2 Allocated Parking Spaces
- Security Entrance
- Ideal Investment/First Time Buy
- Well Presented Throughout
- Double Glazed
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

Lounge/Diner/Kitchen

9'10" extending to 16'3" x 21'4"
(3.00m extending to 4.95m x 6.50m)

Bedroom 1

9'8" x 12'1" (2.95m x 3.68m)

Bedroom 2

11'7" x 8'0" (3.53m x 2.44m)

Bathroom

7'1" x 6'0" (2.16m x 1.83m)

2 Allocated Residents Parking Spaces



Directions

Wittering is a village situated approximately 3 miles south-east of the market town of Stamford and around 9 miles west of Peterborough city centre. The A1 is easily accessible, providing convenient road links both north and south, while Peterborough railway station offers direct services to London King's Cross. The village itself provides a good range of everyday amenities including a village store and post office, bus service, church, primary school and public house, with the wider amenities of Stamford and Peterborough within easy reach







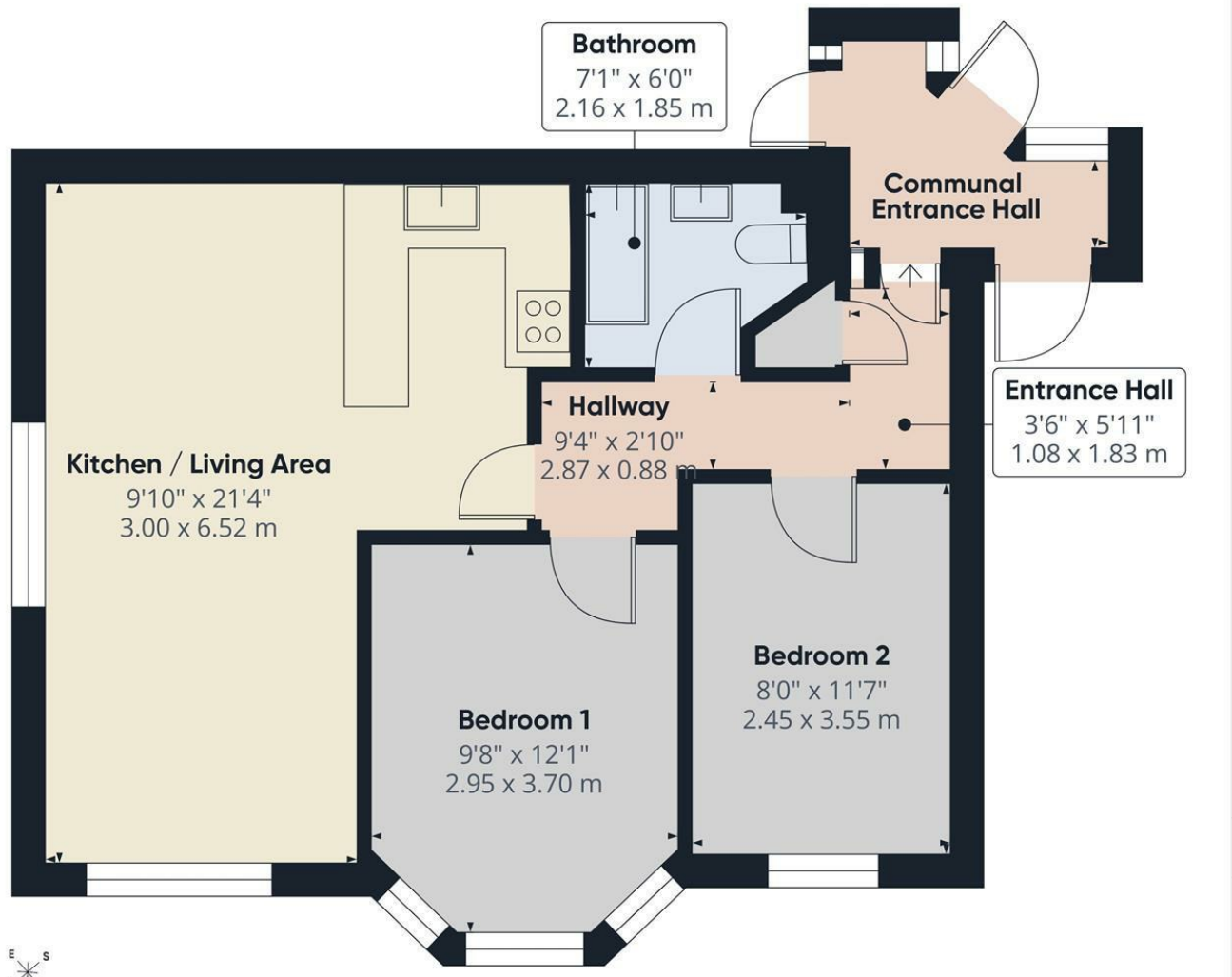








Floor Plan



Approximate total area(1)

633 ft²

58.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

