



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

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- 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

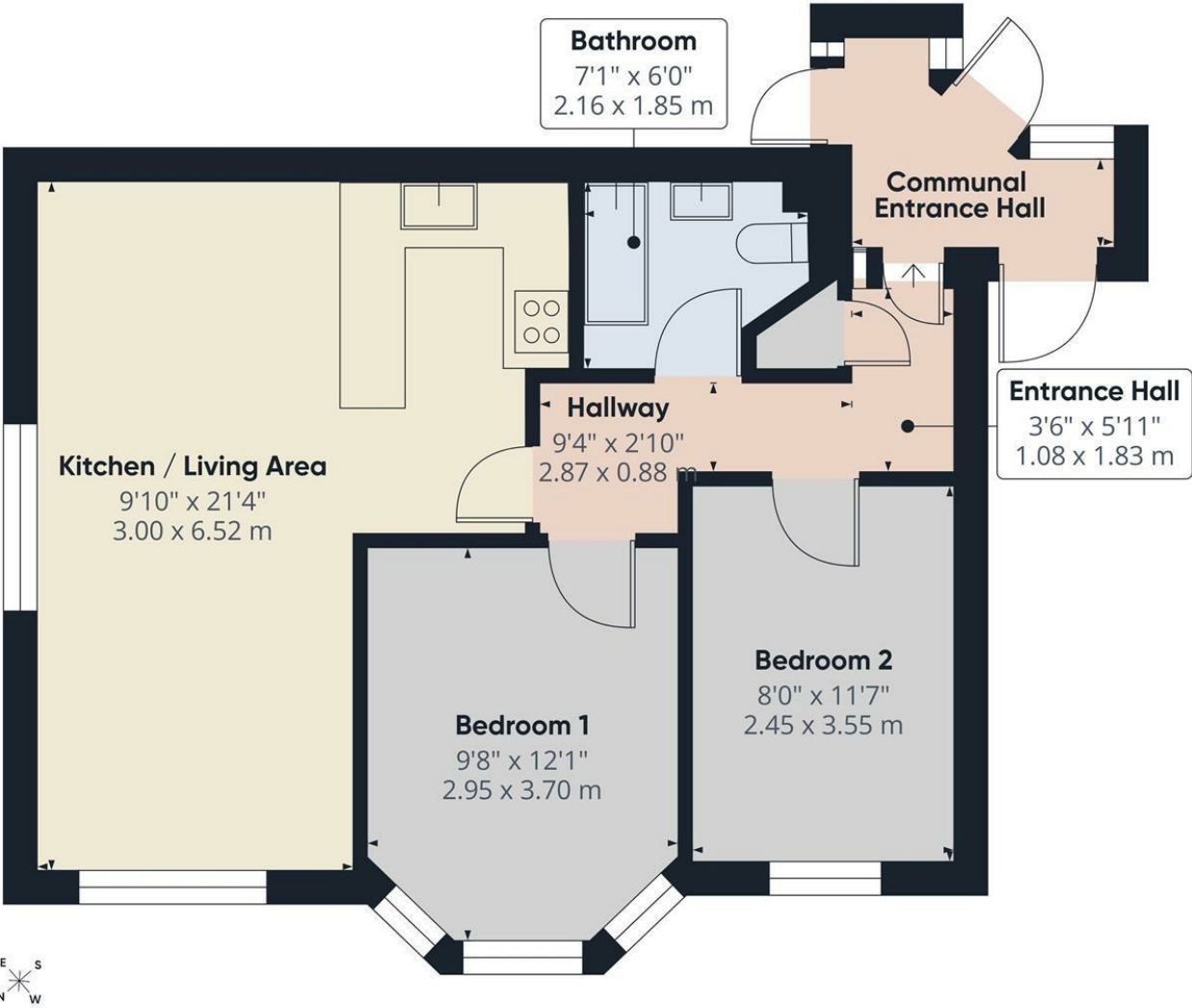


Directions

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.

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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(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	