





20 Baldwin Close, Wittering, Peterborough, PE8 6EB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	
(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		
		

Positioned at the end of a cul de sac is this two double bedroom end of terrace home. Having had the kitchen updated and newly redecorated throughout, this would make an ideal investment or first home.

The property comprises: entrance hall, living/dining room, kitchen, pantry/boot room, two double bedrooms both with fitted wardrobes and a bathroom.

To the rear is a lawned garden with a shed. To the front is an allocated parking space, as well as a further parking space further down the road.

Asking Price £185,000 Freehold

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.

- End of terrace home
 - Built in wardrobes
 - Modern kitchen and pantry
 - NO ONWARD CHAIN
- Two double bedrooms
 - Two allocated parking spaces
 - Lawned rear garden
 - EPC: TBC Council Tax: A



ACCOMMODATION:

Entrance Hall

Lounge
5.38m x 4.17m (17'7" x 13'8")

Pantry/Boot Room
2.21m x 1.37m (7'3" x 4'5")

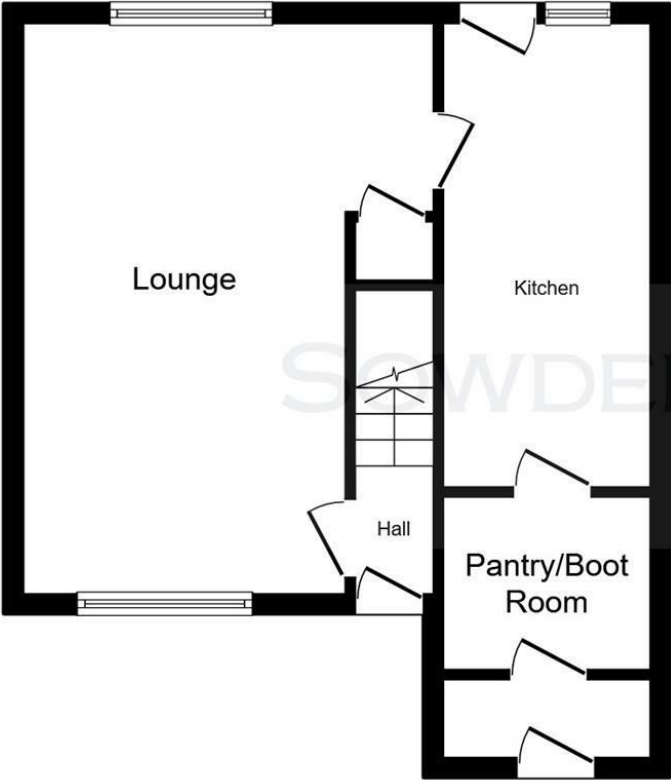
First Floor Landing

Bedroom
5.44m x 2.9m (17'10" x 9'6")

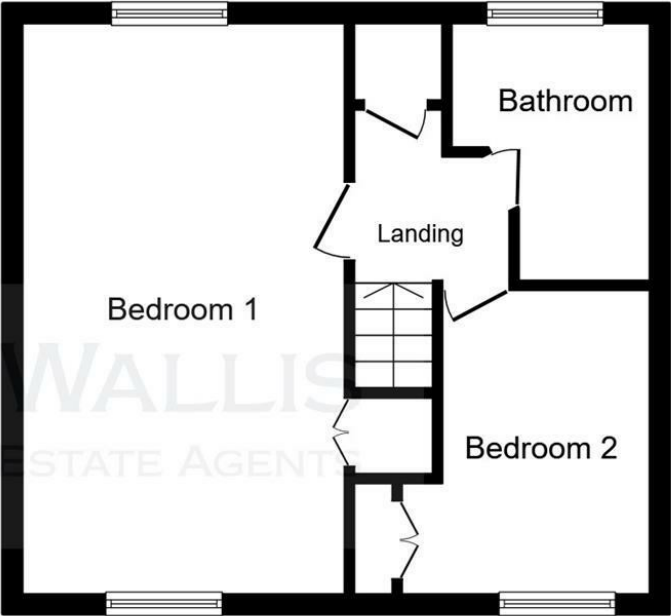
Bedroom
3.66m x 2.92m (12'0" x 9'6")

Bathroom

FLOOR PLAN:



Ground Floor



First Floor

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