

19 Lawrence Road, Wittering, PE8 6EN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(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	

Located in the popular village of Wittering, with easy access to Stamford and Peterborough, is this 2 double bedroom home. The property is well presented having just been redecorated throughout and with new carpets upstairs.

In brief, the accommodation comprises; entrance hall, kitchen, lounge/diner, two double bedrooms and a bathroom.

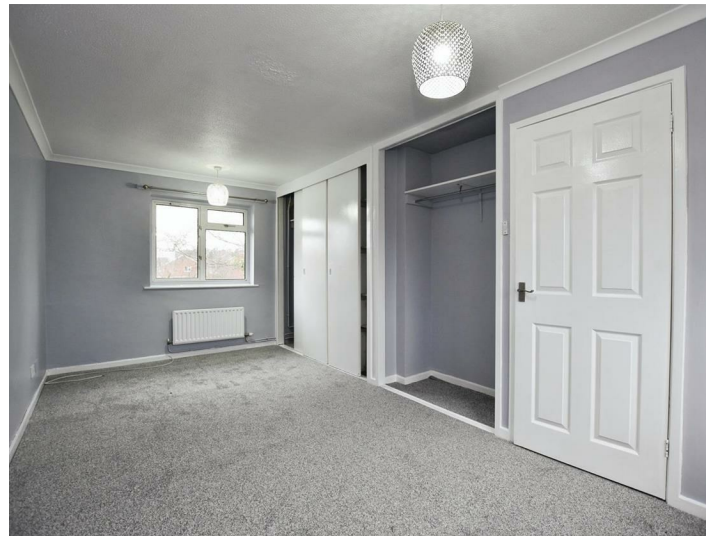
To the rear is a garden mainly laid to lawn with a shed for storage. To the front is a parking space for one car, with further parking available on street.

£950 PCM

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.

- Two double bedrooms
- New carpets in the bedrooms
- Modern kitchen
- EPC: C Council Tax: A

- Redecorated throughout
- Gas central heating
- Generous living area
- Deposit: £1096 Holding deposit: £219



ACCOMMODATION:

Entrance Hallway

Kitchen
5.36m x 2.21m (17'7 x 7'3)

Lounge Diner
5.36m x 3.18m (17'7 x 10'5)

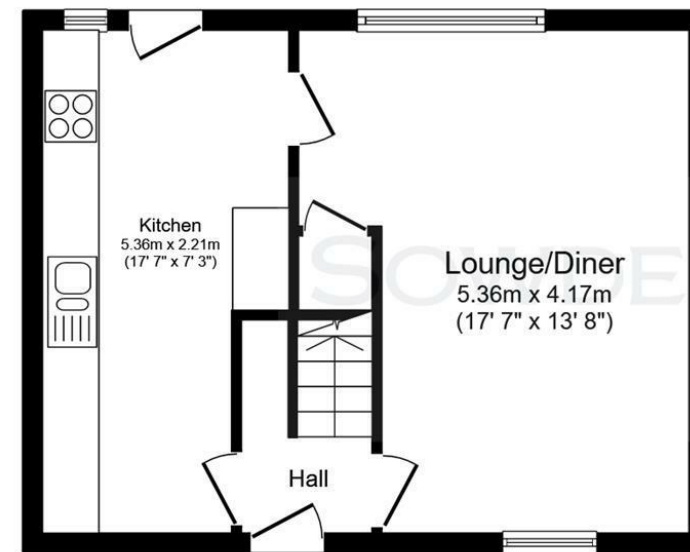
First Floor Landing

Main Bedroom
5.36m x 2.57m (17'7 x 8'5)

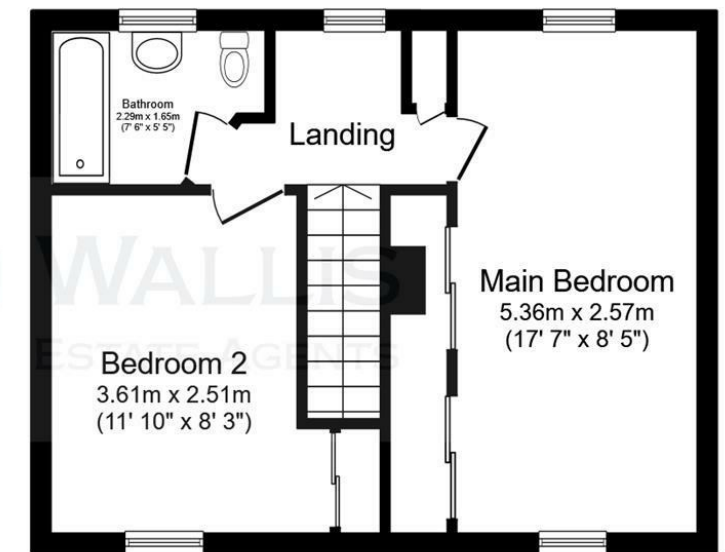
Bedroom
3.61m x 2.51m (11'10 x 8'3)

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