



1 Lale Walk, Wittering, Peterborough, PE8 6EJ

Over looking a green, this two double bedroom home benefits from a spacious lounge/diner, kitchen and utility room. The property is set back from the road and provides easy access to Stamford, Peterborough and the A1.

The accommodation comprises: - Entrance hall, lounge/diner, kitchen, utility room, landing, two bedrooms, and re-fitted shower room.

Outside are lawn gardens to front and rear, as well as an allocated parking space close to the property and a single garage just a small walk away.

NO CHAIN

Asking Price £169,995 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	82
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



- End Terrace House
  - Shower Room/WC
  - Lounge/Dining Room
  - Garage En-Block
  - No Upward Chain
- Two Double Bedrooms
  - Kitchen and Utility Room
  - Allocated Parking Space
  - EPC Rating: TBC Council Tax Band A



ACCOMMODATION:

Entrance Hall

Shower Room/ WC

Utility Room

2.21m x 1.32m (7'03" x 4'04")

Kitchen

2.21m x 3.86m (7'03" x 12'08")

Lounge / Dining Room

4.14m max 3.23mmin x 5.36m (13'07" max 10'07"min x 17'07")

First Floor

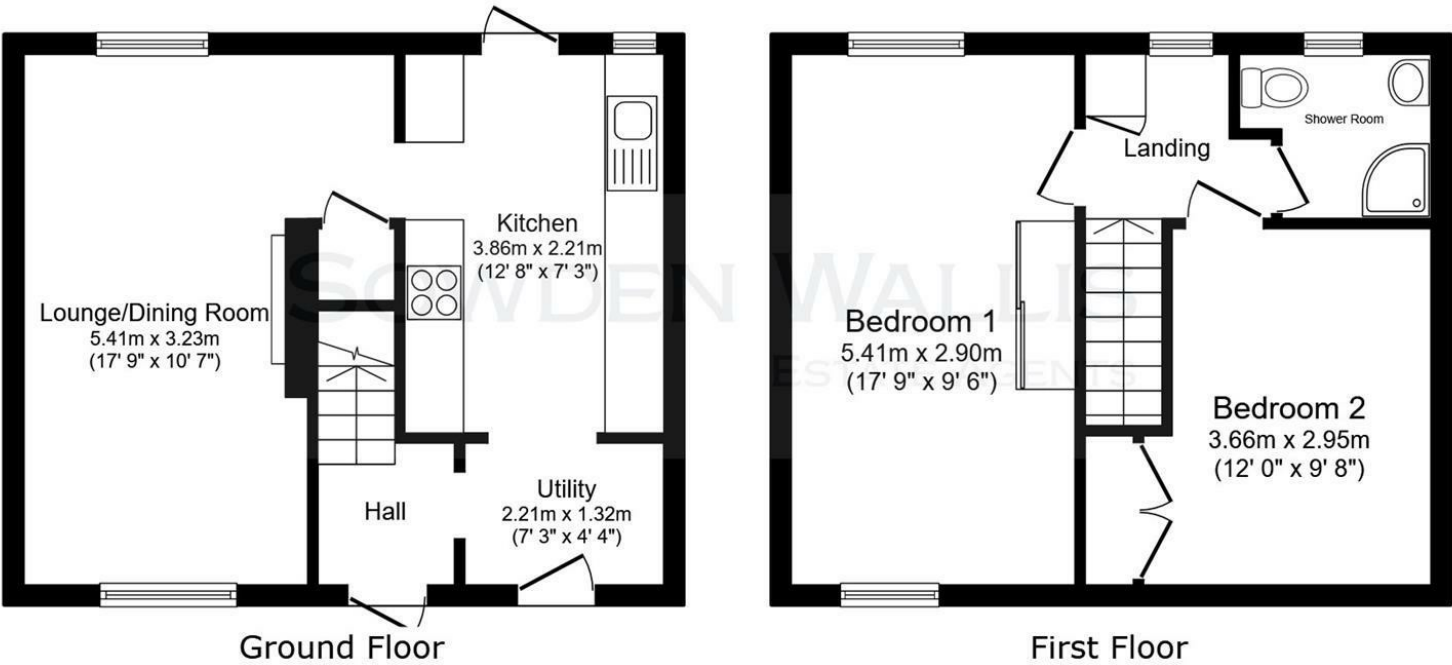
Bedroom

5.36m x 2.90m (17'07" x 9'06")

Bedroom

3.66m x 2.95m max 2.21m min (12'0" x 9'08 max 7'03" min)

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](http://www.Propertybox.io)