



9 The Limes, WITTERING PE8 6BQ

£175,000



*** FANTASTIC FIRST TIME BUY WITH NO ONWARD CHAIN *** Peacefully located in a cul-de-sac, this three bedroom end terraced home would make an ideal first time buy or ideal investment opportunity. Briefly comprising entrance porch, lounge/diner with French doors to garden and kitchen. Upstairs, there are three bedrooms and a family bathroom. There are front and rear gardens with allocated parking to the side of the property. Please call today to arrange your viewing. EPC Energy Rating C / Council Tax Band B.

WITTERING

Wittering can be found on the A1 between the towns of Stamford (approx. 3 miles) and Peterborough (approx. 9 miles) with excellent access to the A43 and A47.

The village is well serviced with shops and a primary school and is best known for RAF Wittering, the former home of the Harrier Jump jet but more recently as a logistic and supply base.

ENTRANCE HALL

UPVC door to front and door to:

LOUNGE/DINER

16' 2" x 14' 4" (including stairs) (4.93m x 4.37m) L-shaped, plus 9' 2" x 7' 10" (2.79m x 2.39m) (Approx) UPVC window to front, French doors to rear, wall mounted electric fire, TV point, coving to ceiling, wall lights, two radiators and stairs to first floor with cupboard under.

KITCHEN

8' 9" x 7' 11" (2.67m x 2.41m) (Approx) Fitted with a range of base and wall mounted units with work surfaces over and one and half bowl stainless steel sink and drainer. Space and plumbing for washing machine, space for upright fridge/freezer, integrated four ring hob and oven with hood over. Tiled splashbacks and UPVC window to rear.

LANDING

Stairs from ground floor, loft hatch and airing cupboard.

BEDROOM ONE

12' 2" x 9' 3" (3.71m x 2.82m) (Approx) UPVC window to front, radiator and built in wardrobes.

BEDROOM TWO

8' x 7' 6" (2.44m x 2.29m) (Approx) UPVC window to rear, radiator and airing cupboard.

BEDROOM THREE

8' 9" x 6' 6" (2.67m x 1.98m) (Approx) UPVC window to front and storage cupboard.

BATHROOM

Fitted with a three piece suite comprising close coupled WC, pedestal wash hand basin and panelled bath. Partly tiled walls, heated towel rail and UPVC window to rear.

OUTSIDE

Front: Laid to lawn with path to front door and shrub borders. Parking to the side.

Rear: Laid to lawn with shrub borders, fenced surround, patio area and gated to side.

AGENT NOTE

The floor plan shown is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is intended as a guide only.

