

## 17 Hammond Close, Wittering, Peterborough, PE8 6EG

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>72</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Tucked away at the end of a quiet cul-de-sac in the ever-popular village of Wittering, this well-presented two double bedroom home offers a perfect blend of comfort, practicality, and convenience. Ideally situated just off the A1, the property benefits from excellent transport links, providing easy access to the historic market town of Stamford and the city of Peterborough, making it an attractive option for commuters and those seeking village living with strong connections.

The property has been thoughtfully updated throughout, creating a modern and welcoming living environment that is ready to move into. Whether you are a first-time buyer looking to step onto the property ladder or an investor seeking a low-maintenance addition to your portfolio, this home is an excellent opportunity.

Upon entering, you are greeted by a bright entrance hall that leads through to a spacious living and dining area, offering a versatile layout ideal for both relaxing and entertaining and leads to a spacious conservatory. The adjoining kitchen is well-appointed, providing ample storage and workspace, with a utility room adds further practicality—perfect for additional storage or managing everyday household needs.

Upstairs, the property features two generously sized double bedrooms, both benefiting from fitted wardrobes, offering plenty of storage without compromising on space. The refitted family bathroom is well-maintained and serves both bedrooms comfortably.

Externally, the home continues to impress with a private, easily maintained, rear garden. To the rear of the property, there is also a garage, offering secure parking or additional storage space in addition to off road parking to the front.

Combining a peaceful cul-de-sac position with modern updates and excellent connectivity, this property represents a fantastic opportunity in a sought-after village location.

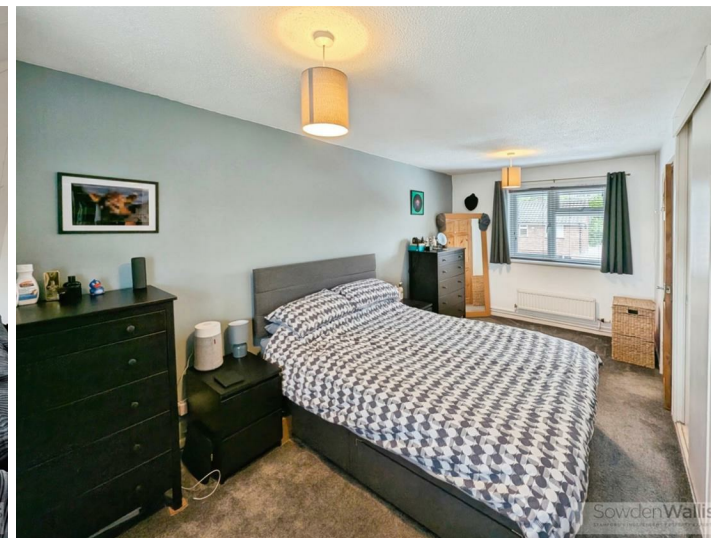
Early viewing is highly recommended.

### Asking Price £179,995 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.

- Two double bedroom home
- Spacious lounge diner
- Modern gas fired combi boiler
- Off street parking & single garage
- NO CHAIN

- Well presented
- Conservatory and utility room
- Recently fitted front door and uPVC double glazed windows
- Council Tax Band - A, EPC - C
- Easy access to Stamford, Peterborough and A1



**ACCOMMODATION:**

**Entrance Hall**  
2.01m x 1.47m (6'7 x 4'10)

**Lounge Diner**  
5.36m x 4.14m max, 3.18m min (17'7 x 13'7 max, 10'5 min)

**Kitchen**  
5.38m x 2.24m max, 1.65m min (17'8 x 7'4 max, 5'5 min)

**Utility Room**  
3.18m x 1.65m (10'5 x 5'5)

**Conservatory**  
4.17m x 3.18m (13'8 x 10'5)

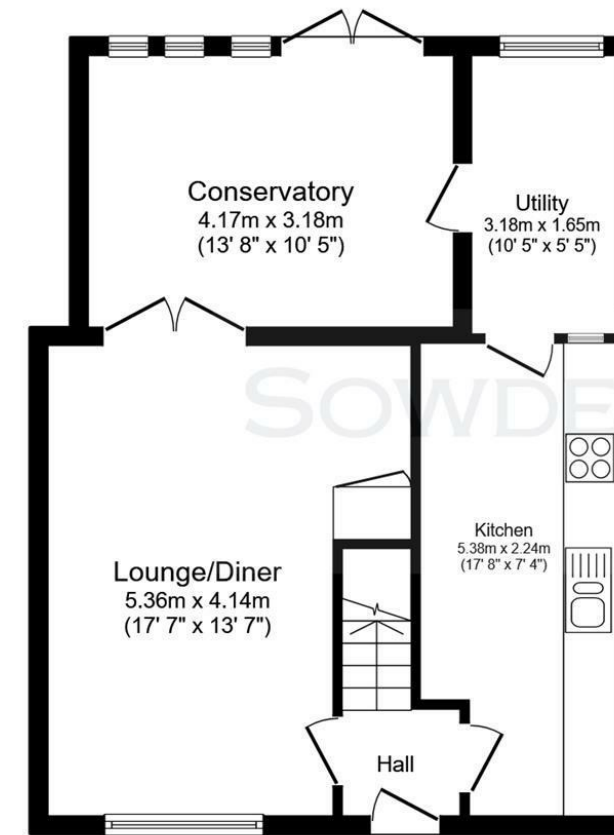
**Landing**

**Principal Bedroom**  
5.44m x 2.59m plus built in wardrobes (17'10 x 8'6 plus built in wardrobes)

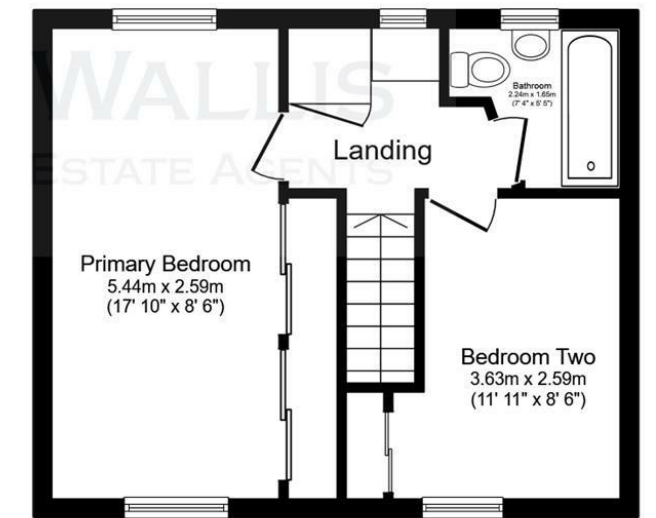
**Bedroom Two**  
3.63m x 2.54m max plus fitted wardrobes, 2.26m min (11'11 x 8'4 max plus fitted wardrobes, 7'5 min)

**Bathroom**  
2.24m x 1.65m (7'4 x 5'5)

**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