



**3 Trent Road, Wittering, Peterborough, PE8 6AT**  
**£185,000**



Chartered Surveyors & Estate Agents

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**3 Trent Road, Wittering, Peterborough, PE8 6AT**  
**Tenure: Freehold**  
**Council Tax Band: A (Peterborough City Council)**



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## DESCRIPTION

Middle-terrace, two-bedroom house enjoying open countryside views to front and situated in a popular village close to the historic market town of Stamford.

The accommodation benefits from full gas central heating and double glazing throughout and briefly comprises:

GROUND FLOOR: Entrance Hall, Lounge, Kitchen/Diner; FIRST FLOOR: two Double Bedrooms, Bathroom.

OUTSIDE there is an open-plan area of garden to front and a fully enclosed garden with useful brick Store to rear.

## ACCOMMODATION

### GROUND FLOOR

**Entrance Hall 1.83m max x 1.65m max (6'0" max x 5'5" max)**

Double glazed entrance door, fitted cupboard, radiator, stairs leading to first floor.

**Lounge 3.00m x 5.41m (9'10" x 17'9")**

Electric coal effect fire in feature surround, two radiators, dual aspect with window to front elevation and French doors to rear garden.

**Kitchen/Diner 2.26m x 4.67m + 2.16m x 2.62m (7'5" x 15'4" + 7'1" x 8'7")**

('L'-shaped)

Range of fitted units incorporating granite effect work surfaces, inset 1.5 bowl sink with mixer tap, timber effect base cupboards and drawers and matching eye level wall cupboards. Slot-in space for electric cooker with stainless steel extractor above, undercounter appliance spaces, one of them with plumbing for washing machine.

Wall mounted gas central heating boiler, tiled splashbacks, radiator, dual aspect with window to front and two windows as well as half glazed door to rear elevation.

### FIRST FLOOR

**Landing 1.96m x 1.83m (6'5" x 6'0")**

Window to rear.

**Bedroom One 3.05m max x 4.62m (10'0" max x 15'2")**

Fitted wardrobe, radiator, loft access hatch, dual aspect windows overlooking garden to rear and open fields to front.

**Bedroom Two 3.25m x 2.84m (10'8" x 9'4")**

Fitted wardrobe, radiator, window to front enjoying open countryside views.

**Bathroom 2.36m x 1.80m (7'9" x 5'11")**

White suite comprising low level WC, pedestal hand

basin and panelled bath with shower above and concertina glass screen. Fully tiled splashbacks, radiator, window to rear elevation.

## OUTSIDE

### Front Garden

To the front of the property there is a concrete pathway leading to entrance door with adjoining hard standing for bins. The pathway is flanked by lawns with shrubs to borders.

### Rear Garden

The fully enclosed rear garden has paved patio area, lawn, gravelled terrace, hand gate giving external access to rear and Store.

**Attached Store 2.03m x 1.04m (6'8" x 3'5")**

Brick built construction with metal double doors to rear garden.

## SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast  
Mobile signal availability:  
EE - good outdoor, variable in-home  
O2 - good outdoor, variable in-home  
Three - good outdoor

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Vodafone - good outdoor, variable in-home  
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

**WITTERING**

Wittering is located on the Lincolnshire/Cambridgeshire border, with the A1 on one side and the A47 on the other. Wittering has a Spar shop and a post office. It also has a Chinese take-away, a chip shop, a local garage and a hairdressers and barbers opposite the post office on Townsend Road. Stamford is the nearest town, which is a beautiful historic market town 3 miles away and Peterborough is the next large town, around 13 miles from Wittering. There is a direct train connection from Peterborough to London Kings Cross, journey time approximately 50 minutes.

**COUNCIL TAX**

Band A  
Peterborough City Council. Telephone 01733 452258.

**INDEPENDENT MORTGAGE ADVICE**

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive

products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

**N.B.**

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

**VIEWING**

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

**OFFICE OPENING HOURS**

Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 12.00

**DISCLAIMER**

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith

and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003  
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.









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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	