



Brock Close, Wittering

Peterborough, Northamptonshire, PE8 6HX

NEWTONFALLOWELL 

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Peterborough, Northamptonshire, PE8
6HX

£320,000 Freehold

Lovely three bedroom semi-detached home, tucked away in a quiet cul de sac of the popular village of Wittering. The property boasts an open plan concept downstairs, bi folding doors in the living room, two bathrooms upstairs, enclosed rear garden and two off road parking spaces to the front.

The property is arranged over two floors, entering via the entrance hall with stairs leading to the first floor and a downstairs cloakroom. A doorway from the entrance hall leads into the modern kitchen/diner, featuring an array of units, integrated appliances and a small snug area. An opening from the kitchen leads into the light and airy living room with bi folding doors which open out onto the patio. To the first floor, the landing connects two well balanced double bedrooms, a further large single bedroom and the family three piece bathroom. Bedroom one has its own three piece en suite with walk in shower.

Outside to the front are two allocated off road parking spaces. Gated access to the side of the property leads into the enclosed rear garden featuring a patio seating area and lawn.



Entrance hall

8'10 x 7'9 narrowing 4'4 (2.69m x 2.36m
narrowing 1.32m)

Cloakroom

5'3 x 2'11 (1.60m x 0.89m)

Kitchen diner

15'11 x 13'6 narrowing 8'8 (4.85m x 4.11m
narrowing 2.64m)

Living room

16'9 x 10'3 (5.11m x 3.12m)

Landing

13'5 x 6'11 (4.09m x 2.11m)

Bedroom one

11'6 x 9'6 (3.51m x 2.90m)

En suite

9'5 x 2'10 (2.87m x 0.86m)

Bedroom two

11'6 x 9'6 (3.51m x 2.90m)

Bedroom three

8'10 x 6'11 (2.69m x 2.11m)

Bathroom

7'10 x 5'7 (2.39m x 1.70m)

Agent Note

There is a maintenance charge for the close at
£43.01pm



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs 92-95% A	95	Very environmentally friendly - lower CO ₂ emissions 92-95% A	
91-91% B			
89-91% C			
86-88% D			
82-85% E			
75-81% F			
69-74% G			
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC

AGENTS NOTE – DRAFT PARTICULARS:

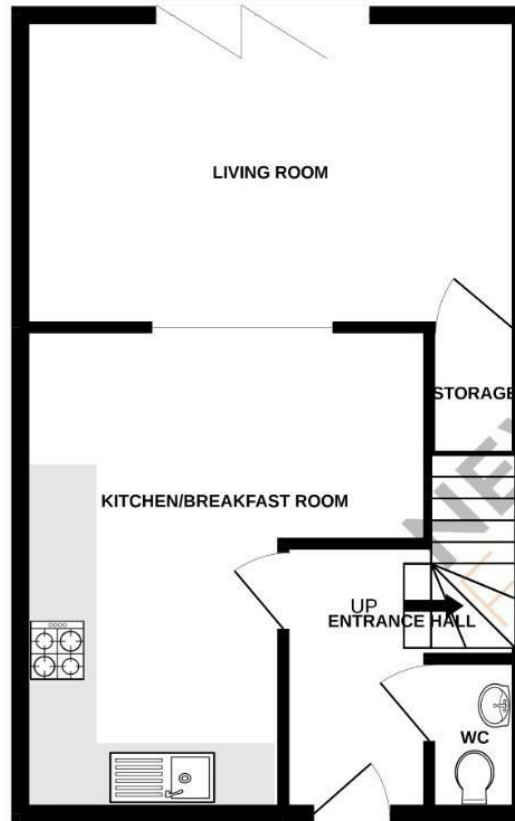
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GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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