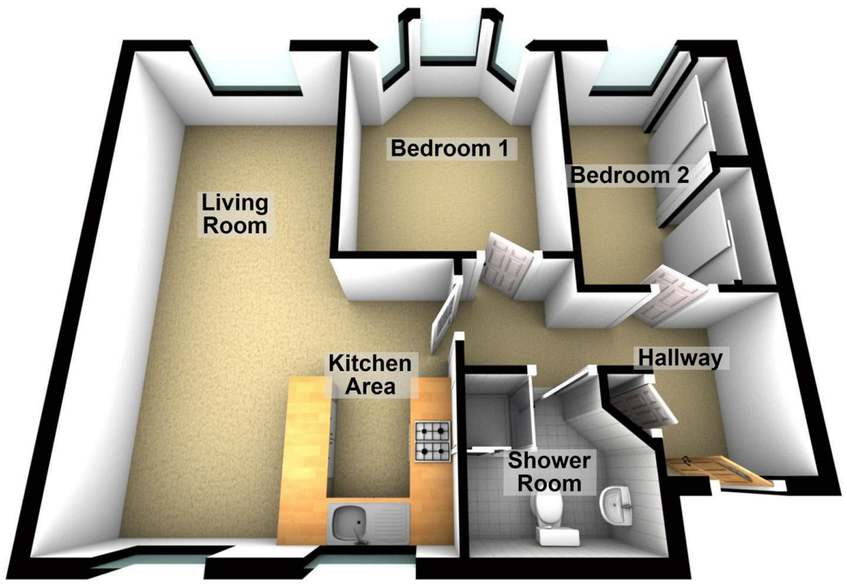
Ground Floor



COMMUNAL ENTRANCE

HALLWAY

OPEN PLAN LIVING ROOM AND KITCHEN SPACE

BEDROOM 1

BEDROOM 2

SHOWER ROOM

Woodcock Holmes
20a Tesla Court, Innovation Way, Peterborough PE2 6FL

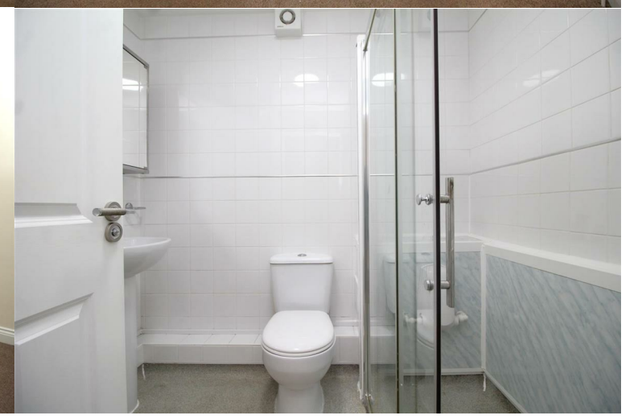
01733 303111
info@woodcockholmes.co.uk

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the logal title of the property. Buyers not obtain such verification from their solicitors.

1 Silver Birch Court

Wittering, Peterborough, PE8 6BY

£135,000



1 Silver Birch Court
Wittering, Peterborough
PE8 6BY

Available with no forward chain - recently re-decorated throughout and ready to move straight in. This delightful apartment offers the perfect balance of modern comfort and convenience, making it an ideal choice for those seeking easy, low-maintenance living in a sought-after location.

- NO FORWARD CHAIN
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- RECENTLY RE-DECORATED THROUGHOUT
- OPEN PLAN LIVING SPACE
- TWO PARKING SPACES
- EASY ACCESS TO STAMFORD
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- THREE-PIECE SHOWER ROOM

Viewings: By appointment
£135,000

ENTRANCE HALL
Fitted carpet, radiator, store cupboard, access to all rooms.

OPEN PLAN LIVING/DINING ROOM
21" x 9'5"
UPVC Windows to Front & Rear. Radiator, fitted carpet.

KITCHEN
10'10" x 5"
UPVC Window to front. Range of high and low level units, worktop, sink with drainer, gas hob, electric oven, space for washing machine and dishwasher, space for fridge.

BEDROOM 1
11'10" into bay x 9'5"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 2
11'4" x 7'6"
UPVC double glazed window to rear, fitted carpet, radiator, built in double wardrobe x2 with sliding mirrored doors.

SHOWER ROOM
5'7" x 6'8"
Three piece suite with WC, wash hand basin, double shower cubicle with tiled surround, radiator.

OUTSIDE
The property can be accessed via communal entrance. There is a telephone entry system. Two allocated parking spaces in off road car park.

TENURE
105 years remaining of a 125 year lease.

SERVICES
Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.
None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION
If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.