Richardson

LETTINGS SPECIALISTS

1 Church Park, Wittering
Peterborough, PE8 6DP

TO LET £775 PCM



- Semi Detached Bungalow
- Sitting Room with Vaulted Ceiling
- Kitchen
- Off Street Parking Space
- One Bedroom
- Shower Room
- Garden
- EPC Band E

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LOCATION
Wittering is located approximately 3 miles south of the market town of Stamford and 9 miles west of the City of Peterborough, and lies adjacent to the A1.

DESCRIPTION
A well presented 1 bedroom semi detached bungalow with electric heating and vaulted ceilings. Outside there is a garden and an allocated parking space.

SITTING ROOM 4.907m x 4.261m max (16'1" x 13'11" max)
Wooden stable style front entrance door into sitting room. New fitted carpet, feature stone wall, stove, and vaulted beamed ceiling. Double glazed window to side with curtains. Storage cupboard and doors to kitchen and bedroom.

KITCHEN 2.801m x 1.706m (9'2" x 5'7")
Fitted with a range of base and eye level units and laminate worktops and tiled splashbacks. Cooker. Space for fridge freezer and washing machine. Vinyl flooring. Double glazed window to rear.

BEDROOM 3.275m x 3.041m (10'8" x 9'11")
With fitted carpet and double glazed window to the front. Door to:

SHOWER ROOM 1.731m x 1.717m (5'8" x 5'7")
Fitted with a white 3 piece suite comprising curved shower cubicle with Bristan shower, wash hand basin set in vanity unit and close coupled WC. Tile effect splashbacks. Vinyl flooring. Wall mounted mirror, heated towel rail and electric heater.

OUTSIDE
With allocated parking space. Garden to rear with lawn and shrubs and gravel garden to side.

SERVICES
Mains water, electricity and sewerage are connected.

BROADBAND/MOBILE
Broadband availability is Standard and Superfast and mobile availability is limited via EE, Three, O2 and Vodafone, according to the Ofcom Checker.

TENURE
The property is available on an Assured Periodic Tenancy.

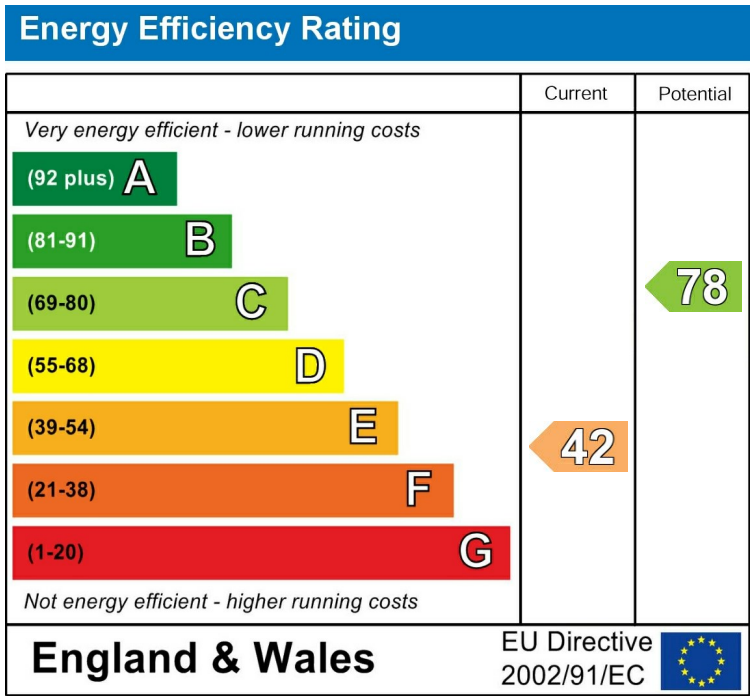
RENT
The rent is payable monthly in advance, by standing order.

DEPOSIT
Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

COUNCIL TAX
We understand from the Valuation Office Agency Website that the property has a Council Tax Band A.

VIEWING
All viewings are strictly by appointment through Richardson on 01780 758000.

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
78
42
England & Wales
EU Directive 2002/91/EC



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