



Eccles Road

Wittering, Peterborough, PE8 6AU

**Price Guide £200,000**

Richardson

## Eccles Road

Wittering, Peterborough, PE8 6AU

Extended semi detached home in an established estate close to open fields and well presented by the current vendor. Having just had a new roof with additional insulation, the property offers spacious accommodation over two floors with attractive open timber flooring to the majority of the ground floor, a modern kitchen with built in hob & oven, and spacious modern bathroom with independent shower over the bath. In brief the accommodation comprises an entrance hall with useful storage cupboards, lovely lounge diner with box bay containing French doors to the garden, kitchen. To the first floor there are 2 double bedrooms with built in wardrobes and the bathroom. Externally is an enclosed rear garden with patio area. The front is open plan front with an electric car charging point. The property has gas central heating, UPVC double glazing and an allocated parking space just up from the attached property.

Entrance hall

Living/Dining Room

22'4" x 9'10" max (6.83m x 3.02m max)

Kitchen

13'5" x 7'4" (4.11m x 2.26m)

First floor landing

Bedroom

12'2" max x 8'11" (3.73m max x 2.72m)





**Bedroom**  
10'11" x 9'4" (3.33m x 2.87m)

**Bathroom**  
10'2" x 7'4" (3.1m x 2.24m)

#### External details

The property has an open plan small front garden area with shared pathway to side passing a useful garden store and gated access to the private enclosed rear garden with patio area. There is an electric vehicle charging point to the front of the house. The allocated parking space is just up from the attached property.

#### Agents notes

There is a yearly estate charge for the management of the open green spaces and parking areas. We understand that there is a service charge, however the vendor is unable to confirm this, but is approximately £350.00

**Tenure**  
Freehold

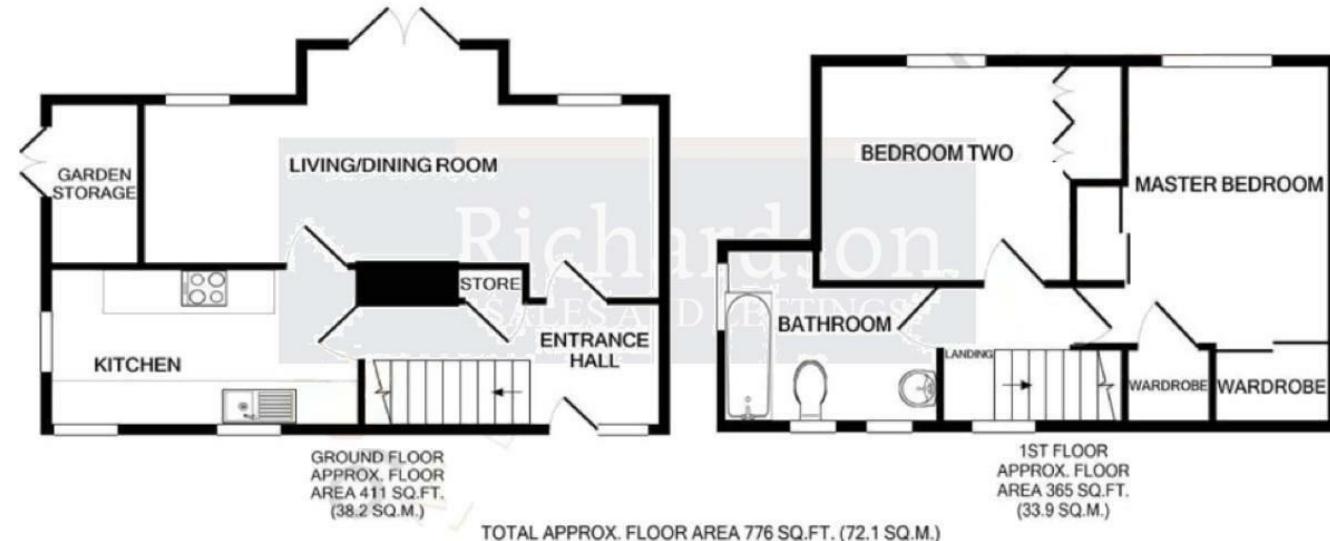
**Services**  
All main services are connected.

**Communications**  
According to Ofcom: Superfast Full Fibre is available  
According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

**Viewings**  
All viewing by telephone appointment  
[post@richardsonsurveyors.co.uk](mailto:post@richardsonsurveyors.co.uk)



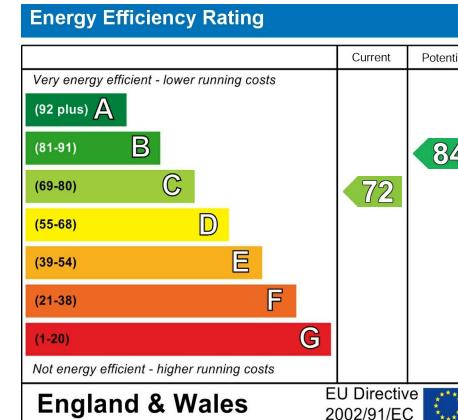
## Floor Plan



## Area Map



## Energy Efficiency Graph



### IMPORTANT NOTICE

- Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:
- The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
  - All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
  - No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
  - No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB**

**www.richardsonsurveyors.co.uk**

**01780 762433**