



Harriers Rest,

Wittering, Cambridgeshire, PE8 6EN

NEWTONFALLOWELL



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Wittering, Cambridgeshire, PE8 6EN
£249,950 Freehold

The Nottingham is a pretty three bedroom semidetached house, boasting a downstairs living space spread across a large kitchen/dining area with French doors leading outside and a separate spacious living room to accommodate a growing family.

The property is arranged over two floors, entering via the entrance hallway with stairs leading to the first floor. The entrance hall offers great flow downstairs connecting the living room and the kitchen diner. The living room hosts an abundance of natural light and space. The kitchen diner is open plan with a wealth of units and features a handy storage cupboard under the stairs and a separate cloakroom.

To the first floor, the landing connects three bedrooms and a three piece bathroom. The largest of the three bedrooms has an en suite and a fitted wardrobe.

Outside there are two off road parking spaces.

Available from October 2021

Harriers Rest

Development Plan



Entrance hall

Living room

18'6 x 10'4 (5.64m x 3.15m)

Kitchen diner

18'6 x 11'9 (5.64m x 3.58m)

Cloakroom

Landing

Master bedroom

11'9 x 10'6 (3.58m x 3.20m)

En suite

7'8 x 4'8 (2.34m x 1.42m)

Bedroom two

11'9 x 10'2 (3.58m x 3.10m)

Bedroom three

8'2 x 8 (2.49m x 2.44m)

Bathroom

7'2 x 6'5 (2.18m x 1.96m)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92 plus A			92 plus A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
45-54 E			45-54 E		
35-44 F			35-44 F		
2-34 G			2-34 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		England & Wales		EU Directive 2002/91/EC	

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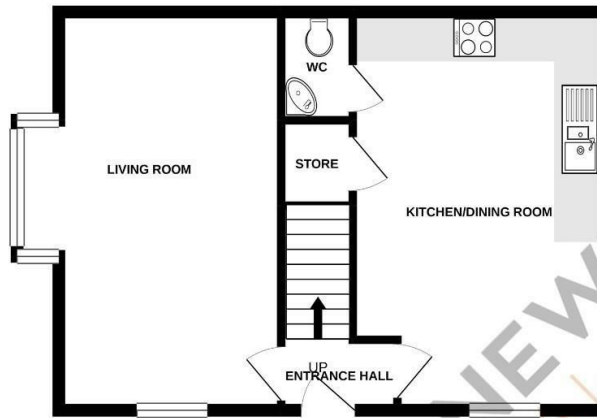
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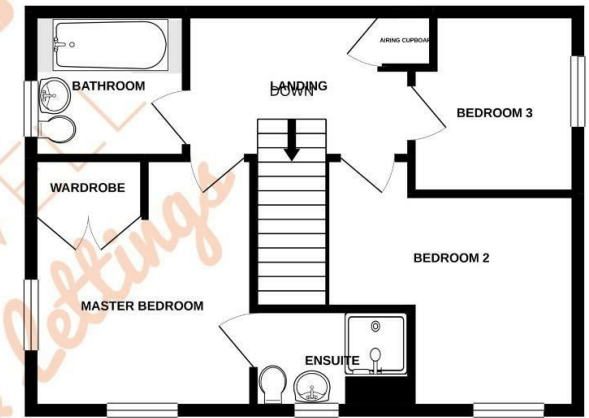
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GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 981sq.ft. (91.1 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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