



Silver Birch Court

Peterborough, PE8 6BY

Modern ground floor apartment with 2 double bedrooms situated in the village of Wittering, located between Peterborough and Stamford and offering easy access for commuters via the A1 and A47. The property is located close to the village store, post office, and primary school so makes for an ideal home for individuals, couples or young families.

£740 PCM

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- Modern ground floor apartment
- 2 Double bedrooms
- Open plan kitchen and living room
- Allocated parking for 2 vehicles
- Neutral bathroom with shower over the bath
- Close proximity to Stamford, the A1 and A47
- Popular Village Location
- EPC Rating B
- Please refer to attached Key Facts for Tenants for Material Information Disclosures

Entrance Hall

Open Plan Kitchen/Dining/Living Room

Bedroom 1

Bedroom 2

Bathroom



Directions

Please use the following postcode for Sat Nav guidance - PE8 6BY



Floor Plan



SILVER BIRCH CLOSE, WITTERING
TOTAL APPROX. FLOOR AREA 598 SQ.FT. (55.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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