



## Hillside Gardens Wittering, PE8 6DX

Situated in a quiet cul-de-sac position on the edge of the village of Wittering, is this well-presented three-bedroom semi-detached home offering comfortable and practical accommodation, ideal for families, professionals or downsizers alike.

The property enjoys a pleasant quiet setting, while remaining conveniently located for village amenities, countryside walks and commuter routes.

**£215,000**

# Hillside Gardens

Wittering, PE8 6DX



- 3 Bedroom Semi Detached House
- Lounge/Diner & Kitchen
- Enclosed Rear Garden
- Cul-de-Sac Position
- 3 Bedrooms
- 1x Allocated Parking Space & Single Garage
- Well Presented Throughout
- En-Suite to Master & Separate Family Bathroom
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

Cloakroom

Kitchen

9'0" x 11'1" (2.74 x 3.38)

Lounge/Diner

16'3" x 13'11" (4.95 x 4.24)

Landing

Bedroom 1

9'4" x 10'3" (2.84 x 3.12)

Bedroom 2

9'4" x 10'1" (2.84 x 3.07)

Bedroom 3

6'10" x 6'11" (2.08 x 2.11)

Bathroom

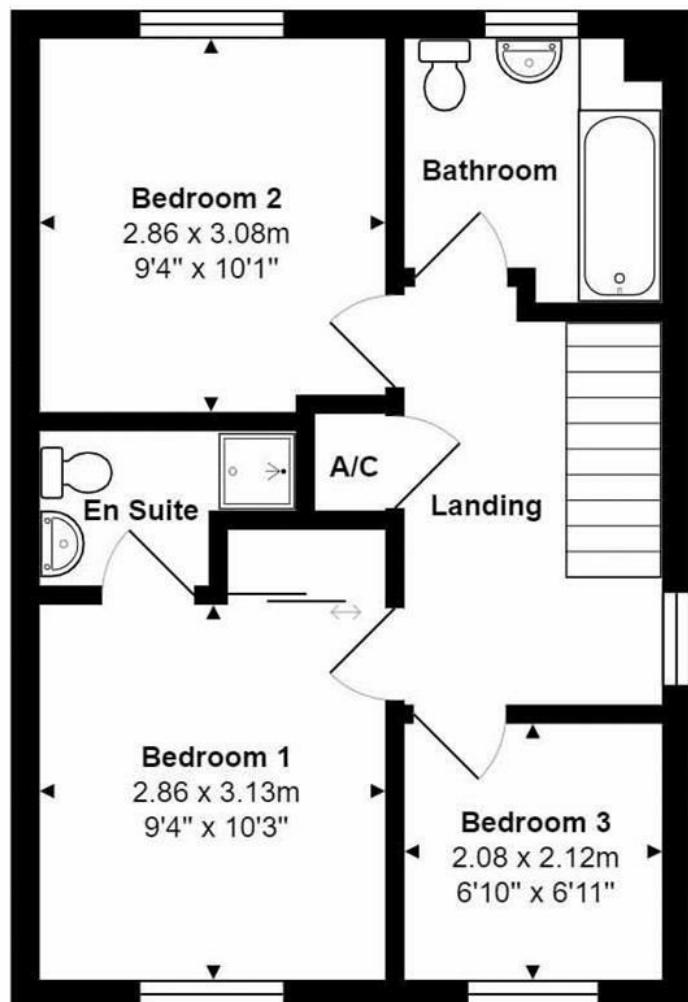
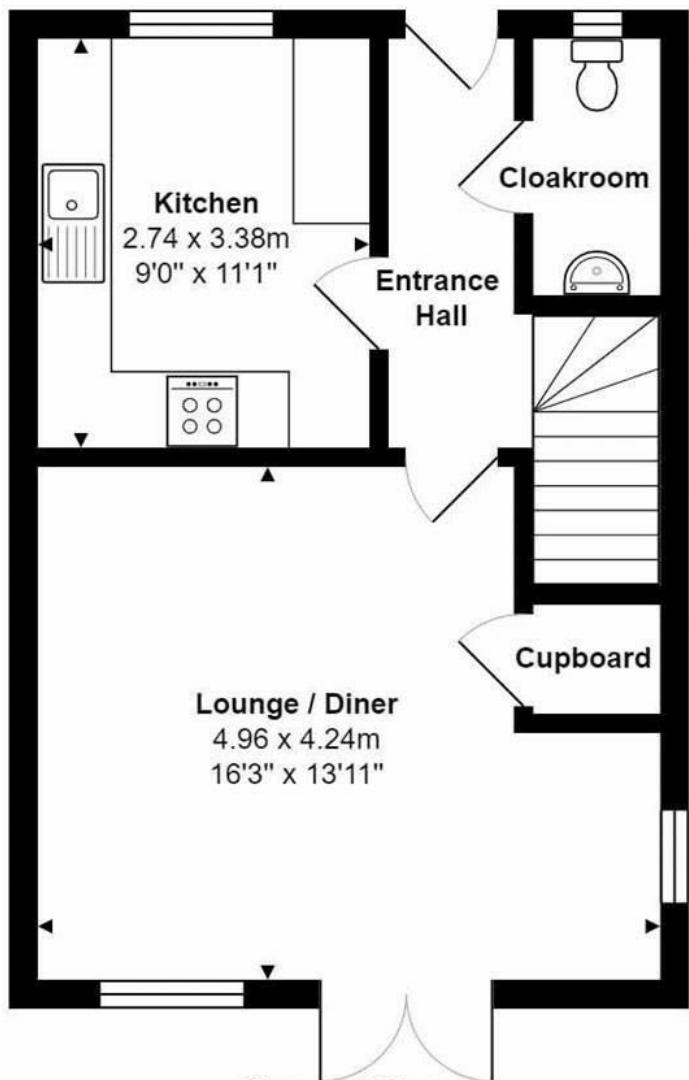


## Directions

Use postcode PE8 6DX for Sat Nav Directions



## Floor Plan



Total Area: 80.0 m<sup>2</sup> ... 862 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.

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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 90        |
| (81-91) B                                   |         | 77        |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         | EU        |