



Rear Of Fengate, Peterborough  
Guide Price **£400,000** **Freehold**

**Sharman  
Quinney**



# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Residential and Industrial Use
- Ample Off Road Parking

Driveway leading to roller shutter door giving access to property.

FRONT BUILDING;

GROUND FLOOR

GARAGE/WORKSHOP: 14.6m x 5.50m (48' x 18'06") Roller shutter door. Power and lighting. Two storage cupboards. Cloakroom with low level WC.

LOBBY: Stairs to first floor.

FIRST FLOOR

LANDING

KITCHEN: 9.77m x 5.48m (32'07" max x 18' max) (L-shape) Three UPVC Double glazed windows. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap.

ROOM: 5.51m x 4.60m (18'11" x 15'11") Two UPVC Double





glazed windows. Loft access.

ROOM: 4.27m x 3.05m (14'04" x 10'01") Storage cupboard.

BATHROOM: UPVC Double glazed window. Low level WC. Wash hand basin. Shower cubicle with shower. Bath.

ROOM: 4.57m x 3.36m (15'05" x 12'08")

ROOM: 4.58m x 3.68m (15'05" x 12'08")

## RESIDENTIAL BUILDING

### GROUND FLOOR

GARAGE/WORKSHOP: 6.71m x 5.48m (22'04" x 18'01") Roller door. Power and lighting. Door to;

KITCHEN: 3.07m x 3.67m (10'09" x 12'05" plus recess) UPVC Double glazed window. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Radiator.

CLOAKROOM: Low level WC. Wash hand basin.

Stairs to first floor.

LANDING: Storage area housing electric boiler and water tank. Further stairs. UPVC Double glazed window. Radiator.

LOUNGE: 5.20m x 5.20m (17'09" x 17'07") Three UPVC Double glazed windows. Two radiators.

BEDROOM: 3.36m x 3.08m (11'05" x 10'11") Two UPVC Double glazed windows. Radiator.

EN-SUITE: Low level WC. Wash hand basin. Bath. Shower cubicle with electric shower. Radiator.

### OUTSIDE



GARAGE: 18.91m x 5.19m (62'06" x 17'06") Roller shutter door. Power and water supply.

GARAGE: 18.91m x 5.19m (62'06" x 17'06") Roller shutter door. Power.

Concrete yard providing ample off road parking with potential for numerous uses.

**Auctioneer's Comments:**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.


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To view this property call Sharman Quinney on:  
**01733 897896**

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Contact us to arrange a **FREE** home valuation.

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