



Rock Road, Peterborough  
**Guide Price £170,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Bay Fronted Character Detached Home
- Two Bedrooms

## Accommodation Includes

### Entrance Hall

Part glazed leaded light door to entrance hall with matching part glazed leaded light door to side, stairs to first floor landing, double radiator, door to:

### Cloakroom

Two piece suite with half height tiled walls.

### Lounge

13'10" x 14'. Feature ornate original fireplace surround with inset gas fire with tiled insert and hearth, timber sash window to front, recess shelving, double radiator, picture rail, and high ceilings.

### Kitchen Diner

14'1" by 10'4" to recess. Single drainer sink unit with mixer tap over, two sealed unit double glazed windows



to side, range of fitted drawer and base units with integrated dishwasher, integrated fridge and separate freezer, tiled splashbacks, matching wall cupboards, wall mounted glowworm combination boiler, original fireplace recess housing a cooking range, sealed unit double glazed box bay window to side, double radiator, and high ceilings.

Stair To first floor and landing.

Feature leaded light sash window to side, split landing with balustrade staircase and doors to the following:

Bedroom 1

14'1" by 13'11". Two leaded light sash windows to front, double radiator, and picture rail.

Bedroom 2.

9'4" by 8'4". Leaded light feature sash window to side, and double doors to built-in storage cupboard with storage cupboards above, radiator, picture rail. Outside

Front

Low level brick wall with mature hedge acting as natural boundary enclosing the front of the property, brick boundary wall with inset private gate to the side of the property offering additional privacy and security. Dropped Curb for drive way leading to brick garage with a up and over door.

Rear

Enclosed mature garden with raised patio/sun terrace, mature trees, greenhouse, brick wall boundary to two sides, outside tap.

The garden is in need of cultivation and clearing.

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 (subject to lending criteria, affordability and survey).

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 £6600.00 including VAT. This fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in 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 no more than £349 inc VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.


The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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

# Selling your property?

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

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