



- **Four bedrooms**
- **Freehold**
- **Vacant**
- **Self contained annexe**
- **Driveway**
- **Ideal for investors**
- **EPC C**
- **0.4 miles to Whittlesea train station**
- **Council tax band C**
- **Auction Friday 24 November 2023**



Auction Guide £140,000



Lot 88, 11 Hawthorne Drive, Whittlesey, Peterborough, PE7 1TH

FOR SALE BY AUCTION: To be sold by public auction on the owner's instruction. A four-bedroom, two-bathroom semi-detached house. Vacant and ideal for investors. To be sold via online bidding on Friday, 24 November 2023.

Auctioneers comments: 'This Lot offers an opportunity to buy a vacant four-bedroom semi-detached house with freehold tenure'

18735335

Auction date

The property is to be sold by public auction on Friday 24 November 2023 via a 2-hour online bidding window.

To view

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

Description

Four bedrooms, vacant, freehold, 1,812 SQFT

Outside

Front garden with driveway, rear garden, annexe

Location

Whittlesey, Peterborough, 0.4 miles to Whittlesea train station

Accommodation

Ground floor: Living room, kitchen/diner, W/C

First floor: Four bedrooms, bathroom, ensuite

EPC rating

C

Tenure

Freehold with vacant possession

Local authority and council tax band

Cambridgeshire County Council & Fenland District Council

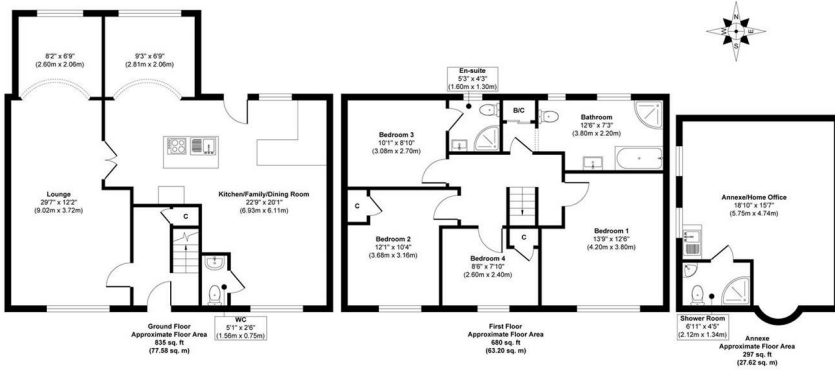
Council tax band: C

Pre-auction bids

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

Auction fees

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 1.75% plus VAT (min. fee of £1,750 plus VAT) of the purchase price and auction buying fee of £1,900 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.



Approx. Gross Internal Floor Area 1812 sq. ft / 168.40 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (82-91)		A (82-91)	
B (69-81)		B (69-81)	
C (55-68)		C (55-68)	
D (39-54)		D (39-54)	
E (21-38)		E (21-38)	
F (1-20)		F (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
71	82		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

