



9 Spinney Walk, Longthorpe, Peterborough, PE3 9NR

 **NEWTON FALLOWELL**

4 2 1

Key Features

- Immediate 'Exchange of Contracts' Available
- Being Sold Via 'Secure Sale'
- Detached Family Home in Popular Area
- FOUR BEDROOMS
- GARAGE & DRIVEWAY TO REAR
- SOUTH-FACING REAR GARDEN
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

Guide Price £260,000





Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This detached family home is positioned within the desirable area of Longthorpe being sold with NO ONWARD CHAIN and offering FOUR BEDROOMS, with a GARAGE and SOUTH-FACING GARDEN to the rear. The accommodation comprises of an entrance hall, spacious lounge diner, breakfast kitchen, downstairs shower room, upstairs family bathroom and four bedrooms, with two of the bedrooms hosting useful built-in storage. Outside the property benefits from driveway parking and a garage to the rear accessed from Nathan Close, with double gates providing vehicular or pedestrian access onto the rear garden, which is south-facing and benefits from patio seating area, summer house and lawn. Spinney Walk is accessible via foot from either Harewood Gardens or Apsley Way, with the property overlooking Longthorpe Primary School's playing fields to the front aspect.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly**





advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Entrance Hall

Lounge Diner 7.25m x 5.08m (23'10" x 16'8")

Breakfast Kitchen 3.28m x 4.01m (10'10" x 13'2")

Shower Room 2.21m x 1.11m (7'4" x 3'7")

Landing

Bedroom One 3.76m x 2.93m (12'4" x 9'7")

Bedroom Two 3.32m x 2.94m (10'11" x 9'7")

Bedroom Three 3.12m x 2.91m (10'2" x 9'6")

Bedroom Four 2.34m x 2.23m (7'8" x 7'4")

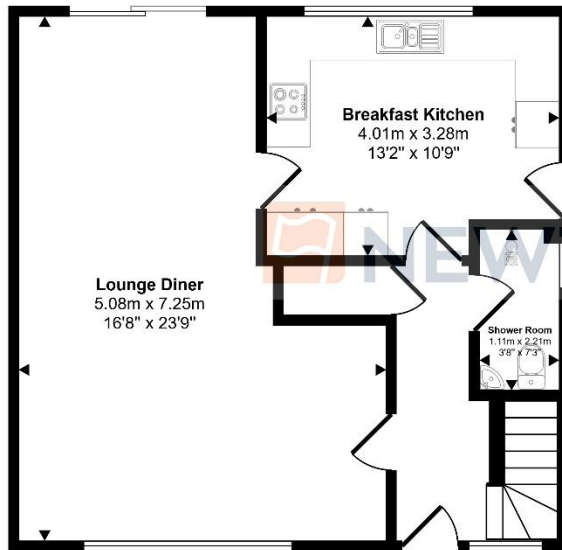
Family Bathroom 2.29m x 1.99m (7'6" x 6'6")

Garage 5.25m x 2.62m (17'2" x 8'7")

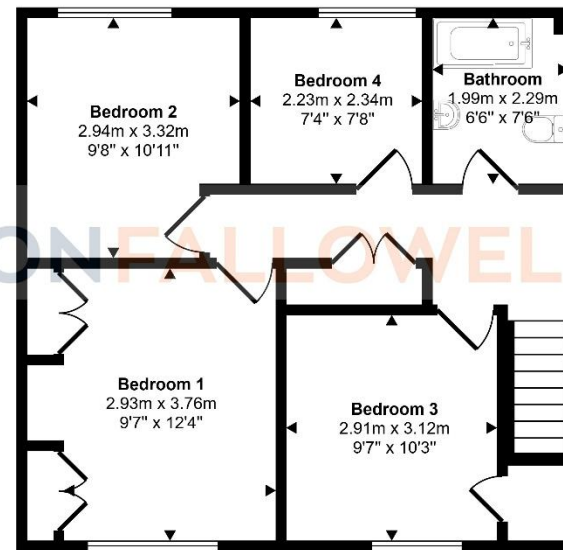




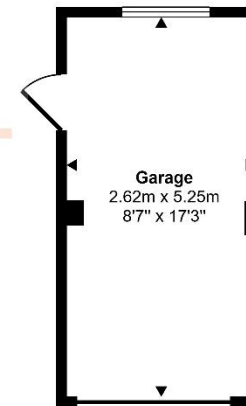
Approx Gross Internal Area
122 sq m / 1312 sq ft



Ground Floor
Approx 54 sq m / 581 sq ft



First Floor
Approx 54 sq m / 582 sq ft



Garage
Approx 14 sq m / 148 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



SCAN ME