



Connells

Welland Road
Dogsthorpe Peterborough



Property Description

Dogsthorpe is a residential area and electoral ward of the city of Peterborough, in the Peterborough district, in the ceremonial county of Cambridgeshire, England. The population of the ward at the 2011 Census was 9,620. Cambridgeshire Fire and Rescue Service maintain a fire station, crewed day and night and equipped with Water Tender, Rescue Vehicle and Aerial Platform, on Dogsthorpe Road.

Dogsthorpe County Infant and Junior and All Saints Church of England (Voluntary Aided) Junior schools are located in the area; following the closure of John Mansfield School in July 2007, secondary pupils attend the Thomas Deacon Academy which opened in September 2007. Marshfields, a special school for pupils aged 10–19 with moderate learning difficulties, is also located here.

Great Investment Opportunity - Two bedroom, end terraced located in Dogsthorpe. Ground floor accommodates an entrance hall, kitchen/lounge, store room and cloakroom. To the first floor there are two bedrooms and bathroom. Outside there are front and rear gardens and on street parking.

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 (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 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 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.

Entrance Hall

UPVC window to side, door to front, radiator and storage.

Lounge

15' 2" x 13' 5" (4.62m x 4.09m)

UPVC window to front, radiator and laminate flooring.

Kitchen

12' 11" x 6' 11" (3.94m x 2.11m)

Two UPVC windows to rear, high and low level storage, worktops over, stainless steel sink/drainer with mixer tap, cooker space and washing machine plumbing.

Cloakroom

UPVC window to side, low level WC.

Hallway

UPVC door to side.

Storage

UPVC window to rear and UPVC door to side.

First Floor

Landing

UPVC window to side.

Bedroom One

9' 11" x 15' 2" (3.02m x 4.62m)

Two UPVC windows to front, radiator and two storage cupboards.

Bedroom Two

11' 10" x 10' 9" (3.61m x 3.28m)

UPVC window to rear and radiator.

Bathroom

UPVC window to rear, low level WC, panelled bath, pedestal wash hand basin, low level WC.

Outside

Rear Garden

Enclosed by fencing, mainly laid to lawn.

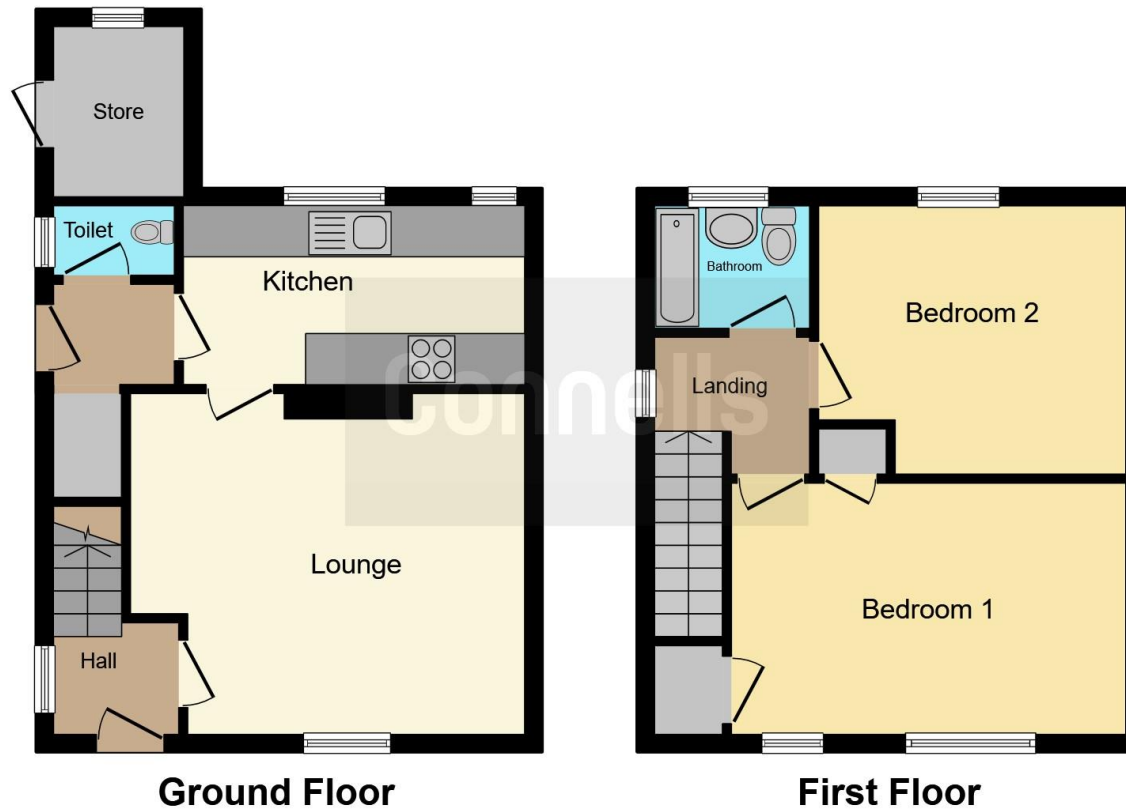
Front Garden

Mainly laid to lawn and path to entrance door.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01733 314 775
E peterborough@connells.co.uk

14 Cowgate
 PETERBOROUGH PE1 1NA

EPC Rating: B

view this property online connells.co.uk/Property/PBO311160

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PBO311160 - 0012