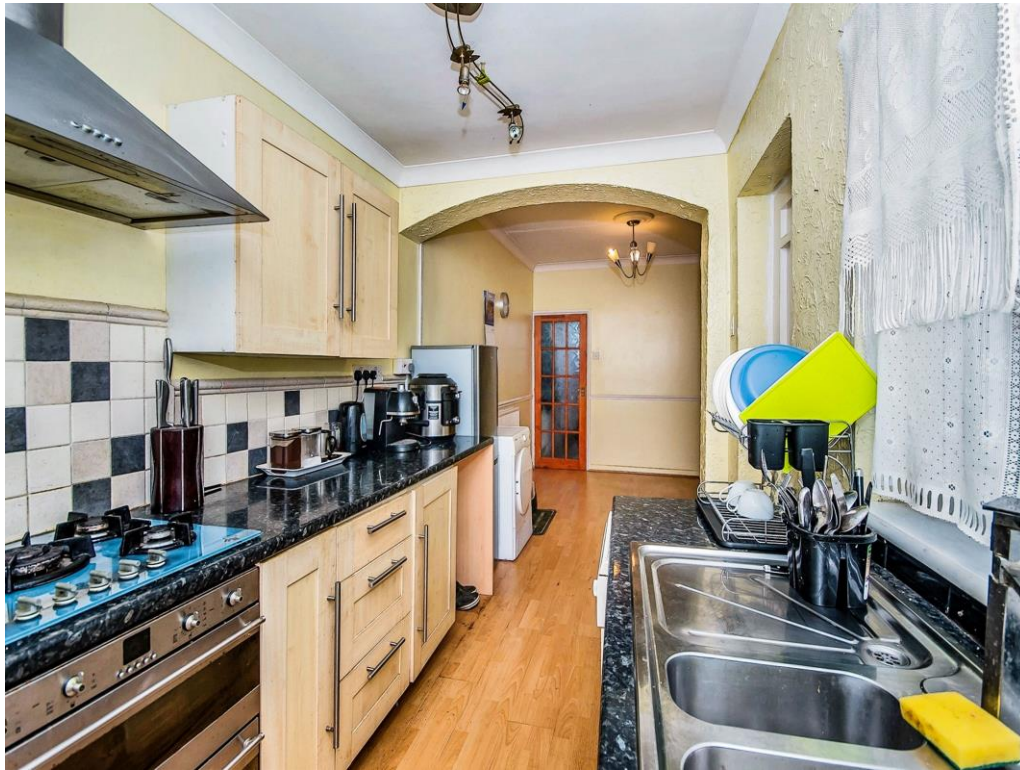




Connells

Cavendish Street
Peterborough



Property Description

Peterborough is the city at the heart of rural East England, bridging the Cambridgeshire, Rutland, Lincolnshire and Northamptonshire borders. Peterborough and its region have an important place in the history of Britain and the modern city continues to grow in importance and in the right way.

Direct trains run to Kings Cross, the North and Birmingham New Street. The A1/ A1(M) provides direct road access to London and the North, and to the West via the A14 at Huntingdon.

Semi detached, three bedroom home located in central Peterborough. Accommodation comprises of a hall, lounge, dining room and kitchen. To the first floor there are three bedrooms, en-suite to master, bathroom with separate WC. Outside is a rear garden and off road 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 £300 inc VAT towards the preparation cost of the pack.

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.

Hall

Stairs to first floor, wood laminate flooring and radiator.

Lounge

12' x 11' 11" (3.66m x 3.63m)
UPVC double glazed window to front, door to front, wood laminate flooring, gas fire and radiator.

Dining Room

11' 11" x 11' 11" (3.63m x 3.63m)

Measurements including recess - Open plan to kitchen, under stairs cupboard, wood laminate flooring, double glazed window to rear and radiator.

Kitchen

6' 6" x 10' 4" (1.98m x 3.15m)

UPVC double glazed window and door to side, radiator, high and low level storage with worktops over, oven, gas hob and extractor, space for dishwasher/washing machine/tumble drier and fridge/freezer.

First Floor

Landing

Built in wardrobe leading to bedroom three.

Bedroom One

11' 10" max x 11' 11" max (3.61m max x 3.63m max)

UPVC double glazed window to rear, wood laminate flooring, radiator and mirrored sliding door to en-suite.

En-Suite

5' 6" max x 5' 3" max (1.68m max x 1.60m max)

Tile flooring, heated towel rail, shower cubicle, wash hand basin and WC.

Bedroom Three

8' 3" max x 12' (2.51m max x 3.66m)

Measurements include recess and include built in wardrobe outside room - UPVC double glazed window to rear, wood laminate flooring and radiator.

Bedroom Two

12' x 11' 11" (3.66m x 3.63m)

Measurements include recess (boiler cupboard) - UPVC double glazed window to front, wood laminate flooring and radiator.

Bathroom

10' 10" x 6' 8" (3.30m x 2.03m)

Measurements into shower recess - Tiled flooring and walls, double glazed window to side, heated towel rail, bath with separate shower cubicle and wash hand basin. Separately enclosed WC with UPVC double glazed window to rear and radiator.

Outside

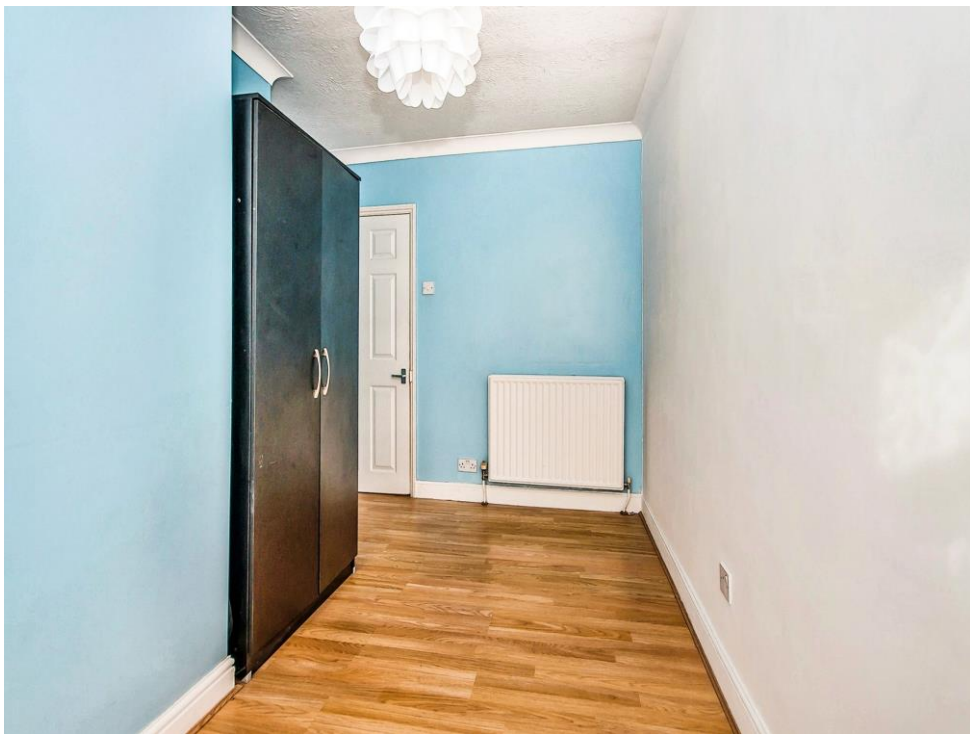
Rear Garden

Boundary runs halfway across driveway, shed, lawn, hedged border and patio area.

Front Garden

Dwarf brick wall surround.









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

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EPC Rating: E

Tenure: Freehold

view this property online [connells.co.uk/Property/PBO310947](https://www.connells.co.uk/Property/PBO310947)



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.

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