



Connells

Wildlake
Orton Malborne Peterborough



Property Description

Situated in Orton Malborne is this fantastic three bedroom terraced home, located close by to Leighton Primary School & Herlington Pre-School as well as local amenities and convenient transport links. The home comprises in brief of an entrance hallway, cloakroom, lounge, dining room, bedroom three and kitchen. Upstairs are two further bedrooms and the bathroom. Outside is a private garden. The property is being sold with no onward chain.

Benefiting from a kitchen, dining room, lounge, downstairs WC. This three bedroom mid-terraced home close by to Leighton Primary School & Herlington Pre-School as well as local amenities and convenient transport links. No onward chain. Call to book your slot! 01733 314775

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.

Entrance Hall

Carpet, radiator and storage cupboard.

Cloakroom

Double glazed window to the front, carpet, wash hand basin and WC.

Lounge

11' 4" x 12' 10" (3.45m x 3.91m)

Double glazed window to the rear, carp tiles and radiator.

Dining Room

8' 11" x 11' 4" (2.72m x 3.45m)

Double glazed window to the rear, door to the rear, carp tiles and radiator.

Bedroom Three

9' 6" x 10' 10" (2.90m x 3.30m)

Double glazed window to the front, radiator, carpet and walk in cupboard.

Kitchen

11' x 8' 11" (3.35m x 2.72m)

Double glazed window to the front, vinyl flooring, radiator, pantry, high and low level storage with worktops over, oven, gas hob.

First Floor

Landing

Carpet, loft hatch and airing cupboard.

Bedroom One

14' 6" x 9' 6" (4.42m x 2.90m)

Double glazed window to the front, radiator and carpet.

Bedroom Two

8' 11" x 14' 6" (2.72m x 4.42m)

Double glazed window to the front, radiator and wood floor boards.

Bathroom

Double glazed window to the front, vinyl flooring, radiator, wash hand basin, WC and bath with electric shower over.

Outside

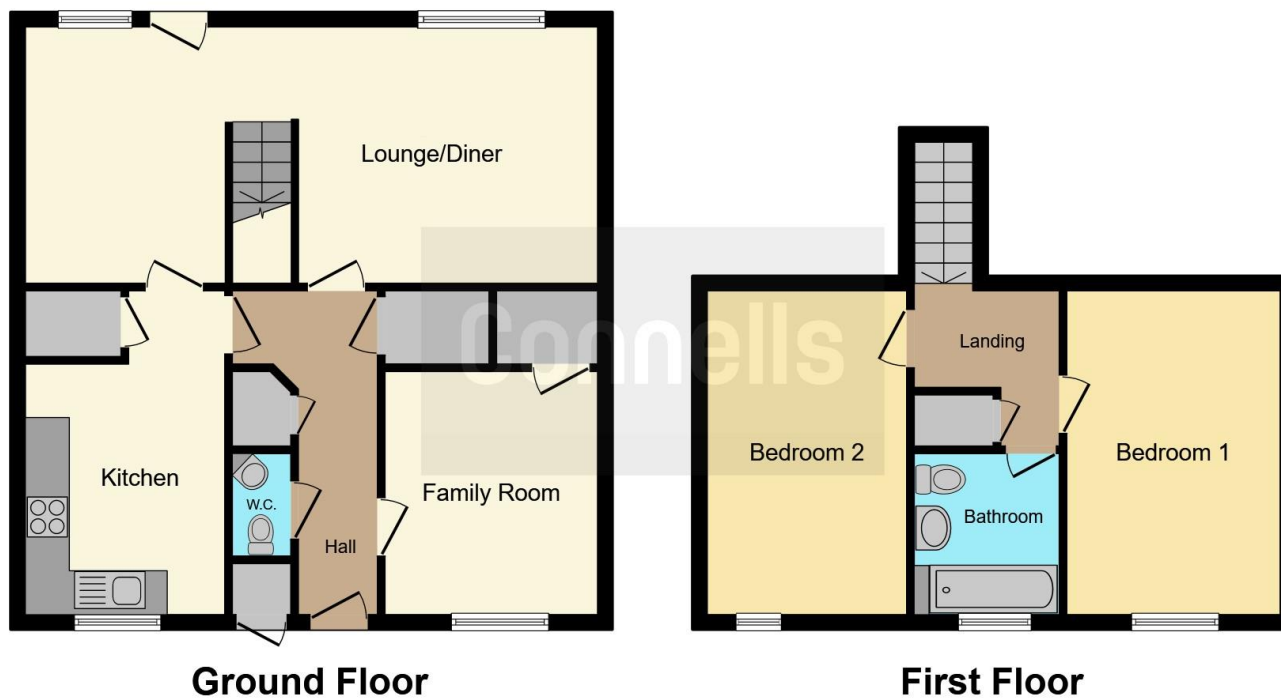
Rear Garden

Enclosed with lawn and shrub borders.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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

14 Cowgate
 PETERBOROUGH PE1 1NA

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/PBO311533



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.

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