



Connells

Dogsthorpe Road
Peterborough



Property Description

Situated in Dogsthorpe is this three bedroom home, which is perfect for investors located within walking distance to All Saints's Church of England School, Thomas Deacon Academy The Kings' School, as well as local amenities and convenient transport links. The home comprises in brief of an entrance hallway leading through to the lounge, cloakroom, dining room and kitchen. Upstairs are three bedrooms and bathroom. Outside is a rear garden with patio area. The semi detached property also benefits from a garage and driveway.

ATTENTION INVESTORS - Semi detached property, located in Dogsthorpe. Comprising of an entrance hallway leading through to the lounge, dining room and kitchen. Upstairs are three bedrooms and bathroom. Outside is an enclosed rear garden, cloakroom, driveway and garage to the front.

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

Door to front and stairs to first floor.

Lounge

15' 11" x 12' 2" (4.85m x 3.71m)
Window to front and radiator.

Dining Room

12' 2" x 6' 7" (3.71m x 2.01m)

UPVC double glazed window to rear and radiator.

Kitchen

11' 8" x 8' 6" (3.56m x 2.59m)

UPVC double glazed window to side, high and low level storage, worktops, radiator, tiled splashbacks, double drainer and basin, cooker space and storage understairs.

Conservatory

15' 8" x 5' 11" (4.78m x 1.80m)

Max - UPVC construction with tiled floor and outside tap.

Outside Cloakroom

WC and tiled floor.

First Floor

Landing

UPVC double glazed window to rear.

Bedroom One

13' 5" x 12' 2" (4.09m x 3.71m)

Window to front, two UPVC double glazed windows to rear and radiator.

Bedroom Two

12' 4" x 10' 3" (3.76m x 3.12m)

Windows to front and side and radiator.

Bedroom Three

9' x 8' 7" (2.74m x 2.62m)

UPVC double glazed window to rear, airing cupboard housing tank and radiator,

Bathroom

Window to front, wash hand basin with low level WC, radiator, paneled bath with shower over and tiled splashbacks.

Outside

Rear Garden

Mainly laid to lawn, shed, side access and patio area.

Garage

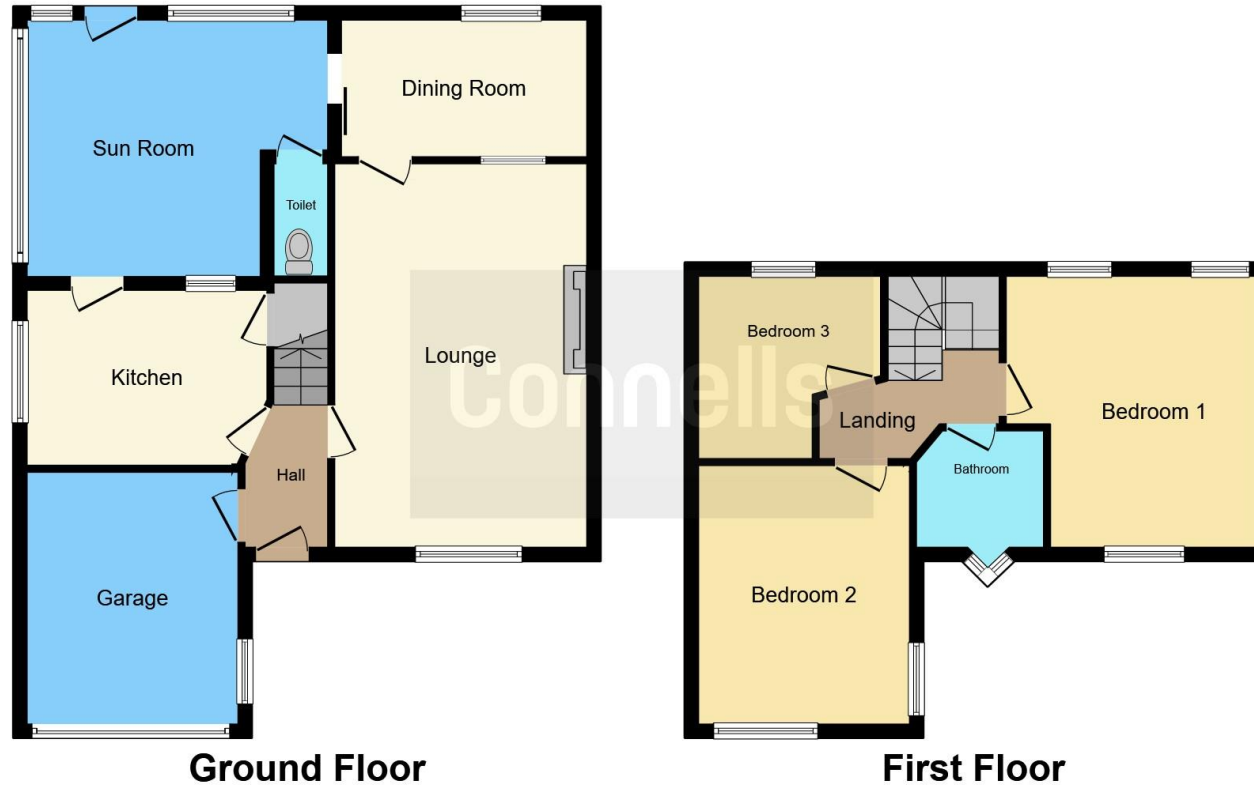
14' 5" x 10' 3" (4.39m x 3.12m)

Up and over door, power and lights and window to side.









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

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EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/PBO311592



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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