



Connells

Hallaton Road
Peterborough



Property Description

Situated in Hallaton Road is this three bedroom family home. Located close by to Welland Academy as well as local amenities and convenient transport links. The home comprises in brief of an entrance hall leading through to the lounge, dining room which is open plan to the kitchen, storage room and cloakroom. Upstairs are three bedrooms and the family bathroom. Outside is an enclosed rear garden. The semi detached home also benefits from a garage and no onward chain.

Benefiting from a garage, open plan kitchen/dining room, storage room, lounge and downstairs WC. This three bedroom semi detached home close by to Welland Academy as well as local amenities and convenient transport links. The property is being sold with NO ONWARD CHAIN

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

Window to front, stairs to first floor and storage cupboard.

Lounge

11' 4" x 15' 8" (3.45m x 4.78m)
Double sliding door to side and laminate flooring.

Dining Room

9' 5" x 9' 3" (2.87m x 2.82m)

Window to side, door to storage cupboard, open plan to kitchen.

Kitchen

9' x 9' 3" (2.74m x 2.82m)

Window to front, door to hall leading to WC and storage room. tiled flooring, high and low level storage with worktops over, oven with gas hob and cooker hood, tiled flooring, breakfast bar, wall mounted boiler, space for under counter fridge freezer, sink/drainer with mixer tap.

Storage Room

Downstairs Cloakroom

Wash hand basin and WC.

First Floor

Landing

Storage cupboard.

Bedroom One

8' 7" x 15' 9" (2.62m x 4.80m)

Window to side, laminate flooring and radiator.

Bedroom Two

11' 6" x 9' 3" (3.51m x 2.82m)

Window to side, laminate flooring and radiator.

Bedroom Three

8' 5" x 9' 3" (2.57m x 2.82m)

Window to side, laminate flooring and radiator.

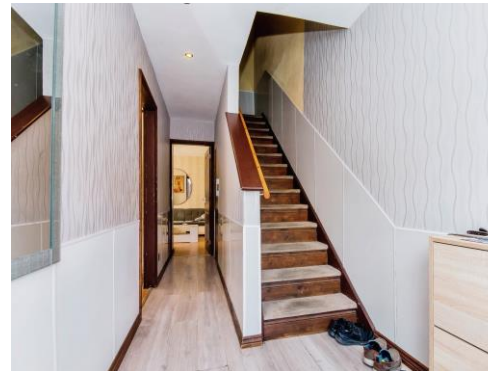
Bathroom

Window to front, bath, WC and wash hand basin.

Outside

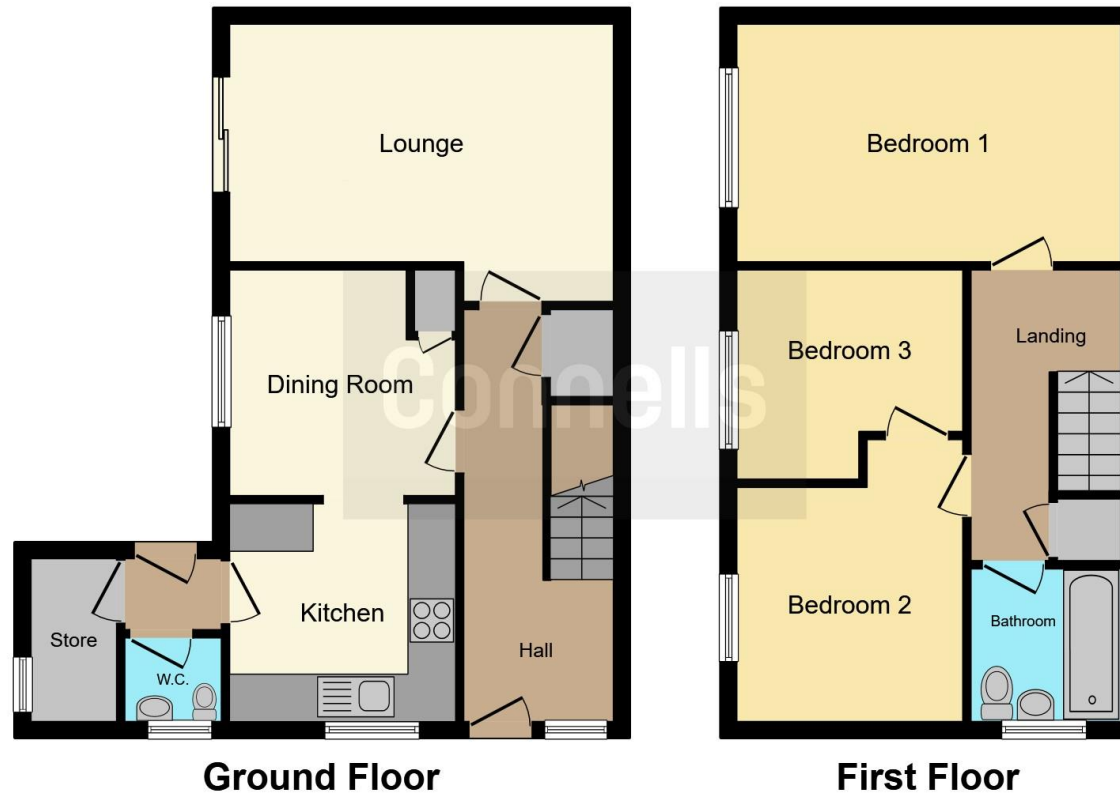
Rear Garden

laid to lawn, patio area and lean to.









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/PBO311586



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: PBO311586 - 0010