



Connells

Rotherby Grove
Peterborough



Property Description

Situated in Rotherby Grove is this three bedroom home. Located close by to Lime Academy Parnwell and Marshfields School, as well as local amenities and convenient transport links. The home comprises in brief of an entrance hall, downstairs cloakroom, lounge and kitchen. Upstairs are three bedrooms and the family bathroom. Outside is an enclosed rear garden. The semi detached home also benefits from off road parking onward chain.

Benefiting from a off road parking, kitchen, lounge and cloakroom. This three bedroom, mid terraced home close by to Lime Academy Parnwell and Marshfields School, as well as local amenities and convenient transport links. The home is being sold with no onward chain.

Benefiting from off road parking, lounge, kitchen and cloakroom. This three bedroom, mid terraced home is close by to Lime Academy Parnwell and Marshfields School, as well as local amenities and convenient transport links. The home 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 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

Two storage cupboards, door to front and rear and stairs to first floor.

Downstairs Cloakroom

WC, wash hand basin and tiled splashbacks.

Lounge

16' 3" x 13' 4" (4.95m x 4.06m)

Window to front, door to kitchen, vinyl flooring and radiator.

Kitchen

6' 7" x 13' 3" (2.01m x 4.04m)

Window to rear, door to lounge, high and low level storage with worktops over, tiled splashbacks, space for washing machine/dishwasher, cooker, stainless steel sink/drainers with mixer tap.

First Floor

Bedroom One

11' 5" x 13' 2" (3.48m x 4.01m)

Window to rear, radiator and laminate flooring.

Bedroom Two

11' 7" x 10' 2" (3.53m x 3.10m)

Window to front, radiator and laminate flooring.

Bedroom Three

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

Window to front, radiator and built in storage cupboard.

Bathroom

Window to rear, part tiled, bath with shower over, wash hand basin and WC.

Outside

Rear Garden

Lean to, laid to concrete and enclosed.

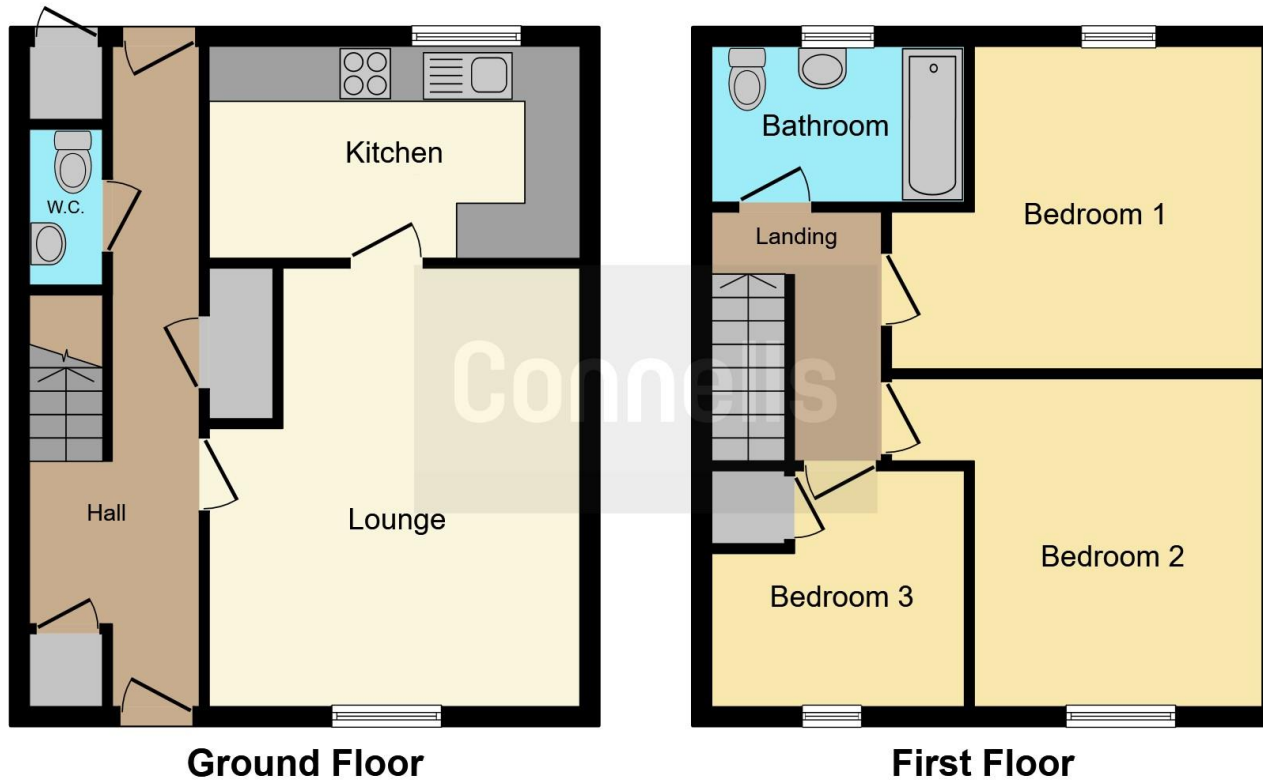
Front Garden

Laid to lawn and path to entrance door.









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/PBO311595



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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