



Underwood Close, Peterborough

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Auctioneer's Comments

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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

Door to front, stairs to first floor, radiator, storage cupboards, door to garage and laminate flooring.

Cloakroom

WC, wash hand basin splashbacks and laminate flooring.

Kitchen/Diner

12' 4" x 17' 1" (3.76m x 5.21m)

Two sky lights, double doors to rear, island with electric tower output, spotlights, Amtico flooring, radiator, integrated washing machine, oven, gas hob with display and cookerhood and integrated fridge freezer.

First Floor Landing

Stairs to second floor.

Lounge

12' 1" x 13' 1" (3.68m x 3.99m)

Two windows to the front, carpet and radiator.

Bedroom One

8' 8" max x 12' 3" max (2.64m max x 3.73m max)

Window to rear, carpet and radiator.

En-Suite

Window to rear, radiator, laminate flooring, tiled double shower cubicle, WC, wash hand basin and spotlights.

Second Floor



Bedroom Two

11' 1" x 17' (3.38m x 5.18m)

Window to front and radiator.

Bedroom Three

8' 8" x 11' 9" (2.64m x 3.58m)

Window to front, carpet and radiator.

Bedroom Four

8' 2" x 12' 2" (2.49m x 3.71m)

Window to rear, carpet and radiator.

Bath/Shower Room

Window to rear, double shower cubicle, bath, spotlights, heated towel rail, laminate flooring and part tiled walls.

Outside

Rear Garden

Laid to lawn, enclosed and side access.

Front Garden

Driveway leading to garage, small grass area.

Garage

10' 7" x 19' 6" (3.23m x 5.94m)

Roller door, power and lighting.





Underwood Close, Peterborough

Situated just off Thorpe Road is this fantastic, beautifully presented, 1 year old, three story, four bedroom family home is located close by to West Town Primary Academy as well as local amenities including Peterborough Train Station, Queensgate Shopping Centre, City Care Centre and convenient transport links. The home comprises in brief of an entrance hallway leading through to the modern kitchen/diner with integrated appliances, island and skylights. To the first floor there is the master bedroom boasting an en-suite with double shower cubicle and the lounge. To the second floor there are a further three bedrooms and the family bath/shower

Guide Price

£340,000

Tenure: Freehold

EPC Rating: B



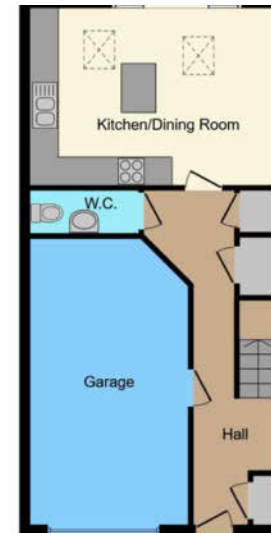
To view this property please contact us on

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or email peterborough@connells.co.uk

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Ground Floor



First Floor



Second Floor

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

