



Connells

Garton End Road
Peterborough



Property Description

This four bedroom property is perfect for investors, first time buyers and home movers alike, on the doorstep to All Saint's Primary & Junior School and Thomas Deacon Academy, as well as local amenities, convenient transport links and a short drive to the City Centre & Train Station. The home comprises in brief of an entrance hall leading through to the lounge with bay window, kitchen with bifold doors, dining room and utility room leading through to the cloakroom. Upstairs there are three bedrooms and the bathroom. The second floor consists of the master bedroom. Outside is an enclosed rear garden and to the front a driveway

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.

Benefiting from an entrance hall, lounge with bay window, kitchen with bifold doors and skylight, lounge, dining room, cloakroom, bathroom and utility room. This four bedroom semi detached property is close to local schools, as well as local amenities and convenient transport links.

Entrance Hall

Stairs to first floor.

Lounge

17' 3" x 10' 11" (5.26m x 3.33m)

Measurements plus bay window, fire place, radiator, wood flooring and bay window to the front.

Dining Room

22' 3" max x 9' 4" (6.78m max x 2.84m)

Laminate flooring and radiator.

Kitchen

15' x 16' 3" (4.57m x 4.95m)

Bi-fold doors to the rear, high and low level storage with oak worktops over, skylight, spotlights, stainless steel sink/drainer, double oven, induction hob and hood, space for fridge/freezer, integrated dishwasher, solid oak flooring.

Utility Room

14' 8" x 7' 4" (4.47m x 2.24m)

Door to side, window to side, high and low level storage, stainless steel sink/drainer, radiator and laminate flooring.

WC

Storage cupboard, wash hand basin and WC.

First Floor

Bedroom One

12' 9" max x 11' 7" max (3.89m max x 3.53m max)

Window to front, carpet and radiator.

Bedroom Two

13' 8" max x 7' 11" max (4.17m max x 2.41m max)

Window to rear, carpet and radiator.

Bedroom Three

9' x 8' (2.74m x 2.44m)

Window to the rear and radiator.

Second Floor

Master Bedroom

16' 11" max x 12' 5" max (5.16m max x 3.78m max)

Two windows to the front, two windows to the rear, carpet, storage and two radiators.

Bathroom

Window to the front, bath with shower over, laminate flooring, wash hand basin, WC and radiator.

Outside

Rear Garden

Laid to lawn, decking and mature shrubs, bushes and tree.

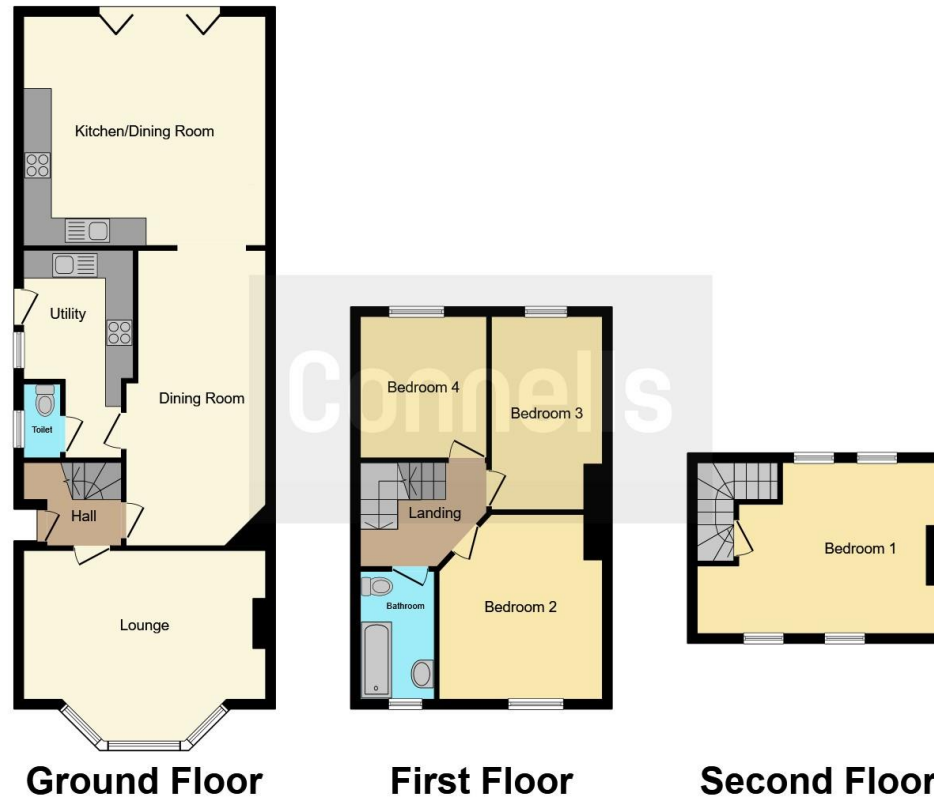
Front

Off Road Parking.









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: D

view this property online connells.co.uk/Property/PBO311723

Tenure: Freehold



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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