





Property Description

Connells are please to present this charming, mid terraced bungalow, which offers comfortable living space. Boasting two bedrooms, a spacious lounge, bright conservatory, kitchen and modern/sleek shower room. The property is designed to site various lifestyles.

Situated in a peaceful neighbourhood, close to amenities and convenient transport links.

The property features a well maintained rear garden, perfect for outdoor relaxation. The driveway offers off road parking and the garage offers additional storage space or conversion potential (STPP).

Beautiful, mid terraced bungalow situated in Parnwell. Accommodation comprises of an entrance porch, entrance hall, spacious lounge, modern kitchen, bright conservatory two bedrooms and a sleek shower room. Outside is an enclosed rear garden, driveway and garage. 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 Porch

Tiled flooring, fuse box, door to front.

Entrance Hall

Laminate flooring, storage cupboard.

Lounge

15' x 13' 6" max (4.57m x 4.11m max)

Side door to conservatory, radiator and laminate flooring.

Kitchen

8' 5" x 9' (2.57m x 2.74m)

Windows to side and front, high and low level storage with worktops over, oven with gas hob and hood, space for fridge/freezer, dishwasher and washing machine, sink/drain, tiled flooring and walls, wall mounted boiler and radiator.

Conservatory

14' 3" x 8' 3" (4.34m x 2.51m)

Door to front, brick built, tiled flooring and radiator.

Hallway

Two storage cupboards.

Bedroom One

7' 2" x 10' 3" (2.18m x 3.12m)

Window to front, laminate flooring and radiator.

Bedroom Two

13' 3" x 7' 10" (4.04m x 2.39m)

Window to the front, carpet and radiator.

Shower Room

Double shower cubicle, extractor fan, pedestal wash hand basin, WC, chrome heated towel rail, tiled walls and flooring.

Outside

Rear Garden

Gated access to front, court yard, gate to rear and garage, shed and patio/slab area.

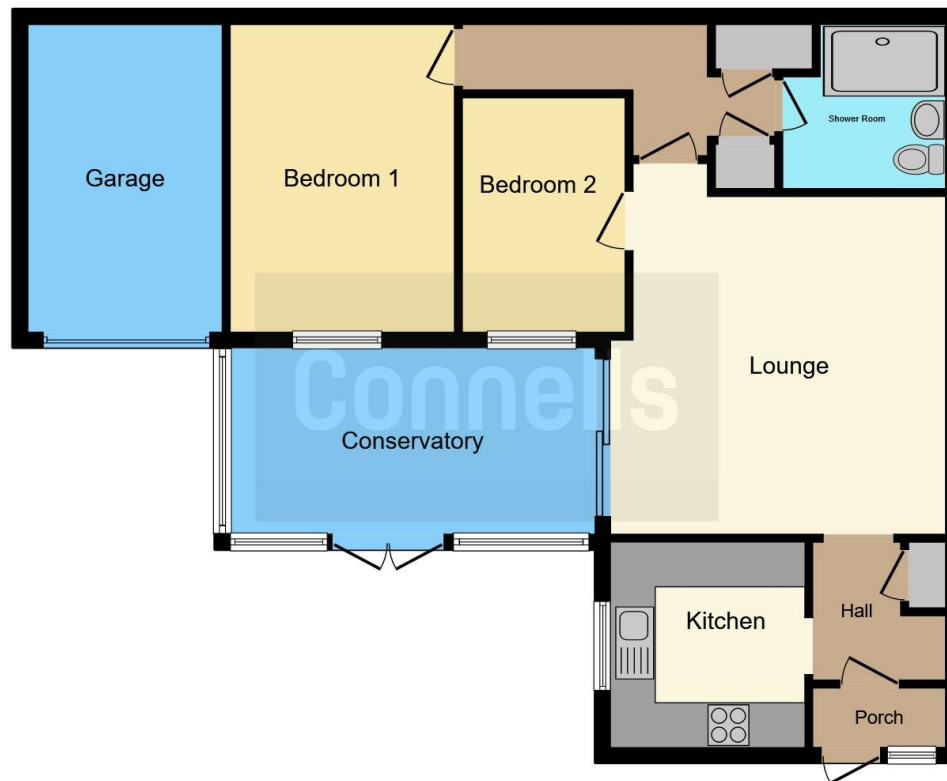
Front

Patio walkway, borders with shrubs and pebbles, conifers either side of the walkway.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/PBO312028



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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