



Connells

Gostwick
Orton Brimbles Peterborough

Gostwick Orton Brimbles Peterborough PE2 5XF

for sale guide price
£170,000



Property Description

Situated in the popular residential area of Orton Brimbles, this spacious four-bedroom mid-terraced home offers a fantastic opportunity for families and investors alike. Boasting generous living space across two floors, the property includes a welcoming entrance hall, a large lounge/diner, a well-appointed kitchen, and the added convenience of a downstairs toilet. Upstairs, there are four well-proportioned bedrooms and a family bathroom. The home benefits from ample storage throughout and a private rear garden, perfect for entertaining or relaxing. Offered with no onward chain, this property presents a hassle-free move for buyers looking to get settled quickly. Located close to local schools, shops, and transport links, this home combines comfort, convenience, and value.

Spacious 4-bedroom mid-terraced house in Orton Brimbles with downstairs toilet and private rear garden. Ideal for families or investors. Offered with no chain for a smooth purchase.

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

Laminate flooring

Cloakroom

Comprising of a WC and wash hand basin.
Laminate flooring and window to front.

Dining Room

11' 1" x 14' 6" (3.38m x 4.42m)
Laminate flooring, radiator, window and door to rear.

Kitchen

7' 6" x 12' 1" (2.29m x 3.68m)
Comprising of a range of wall and base level units,, hob with oven, space for a washing machine and fridge freezer. Tiled walls and window to the front.

Lounge

10' 6" x 12' 1" (3.20m x 3.68m)
Laminate flooring, radiator, storage and window to front.

Utility Room

11' 2" x 6' 10" (3.40m x 2.08m)
Space for tumble dryer, boiler, vinyl flooring, door and window to the side.

First Floor Landing

Storage cupboard, carpeted and loft hatch

Bedroom One

8' 1" max x 14' 5" (2.46m max x 4.39m)
Radiator, carpeted and window to rear.

Bedroom Two

8' 10" x 11' 6" (2.69m x 3.51m)
Radiator, carpeted and window to the front.

Bedroom Three

6' 3" x 11' 2" (1.91m x 3.40m)
Radiator, carpeted and window to the rear.

Bedroom Four

11' 2" x 6' 7" (3.40m x 2.01m)
Radiator, carpeted and window to the rear.

Bathroom

Comprising of a shower over the bath with glass shower scree, wash hand basin and a WC. Radiator, tiled walls, laminate flooring and window to the front.

Rear Garden

The rear garden has a paved patio area, gravel area and gate to the rear.

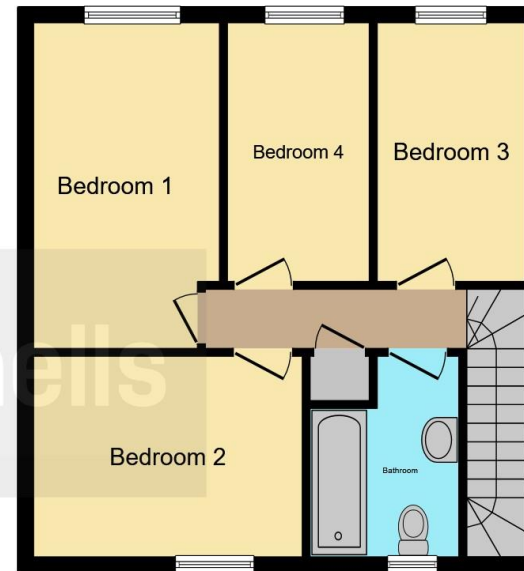








Ground Floor



First Floor

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/PBO312013



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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