



Connells

Cavendish Street
PETERBOROUGH

Cavendish Street PETERBOROUGH PE1 5EG

for sale guide price
£135,000



Property Description

Connells are proud to present this 3-bedroom semi-detached home located in Eastfield within easy reach of local amenities, schools and transport links.

Upon entering the property you are met with the entrance hall leading through to the lounge, perfect for relaxing or entertaining, dining area and kitchen.

The home features three bedrooms with en-suite to the master bedroom and bathroom with separate WC.

The private rear garden offers space and is perfect for entertaining guests and gardening.

The off road parking adds further convenience.

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.

Hall

Stairs to first floor, wood laminate flooring and radiator.

Lounge

12' x 11' 11" (3.66m x 3.63m)

UPVC double glazed window to front, door to front, wood laminate flooring, gas fire and radiator.

Dining Area

11' 11" x 11' 11" (3.63m x 3.63m)

Measurements including recess - Open plan to kitchen, under stairs cupboard, wood laminate flooring, double glazed window to rear and radiator.

Kitchen

6' 6" x 10' 4" (1.98m x 3.15m)

UPVC double glazed window and door to side, radiator, high and low level storage with worktops over, oven, gas hob and extractor, space for dishwasher/washing machine/tumble drier and fridge/freezer.

First Floor Landing

Built in wardrobe leading to bedroom three.

Bedroom One

11' 10" max x 11' 11" max (3.61m max x 3.63m max)

UPVC double glazed window to rear, wood laminate flooring, radiator and mirrored sliding door to en-suite.

En-Suite

Tile flooring, heated towel rail, shower cubicle, wash hand basin and WC.

Bedroom Three

8' 3" max x 12' 2" (2.51m max x 3.71m)

Measurements include recess and include built in wardrobe outside room - UPVC double glazed window to rear, wood laminate flooring and radiator.

Bedroom Two

12' x 11' 11" (3.66m x 3.63m)

Measurements include recess (boiler cupboard) - UPVC double glazed window to front, wood laminate flooring and radiator.

Bathroom

Measurements into shower recess - Tiled flooring and walls, double glazed window to side, heated towel rail, bath with separate shower cubicle and wash hand basin. Separately enclosed WC with UPVC double glazed window to rear and radiator.

Outside

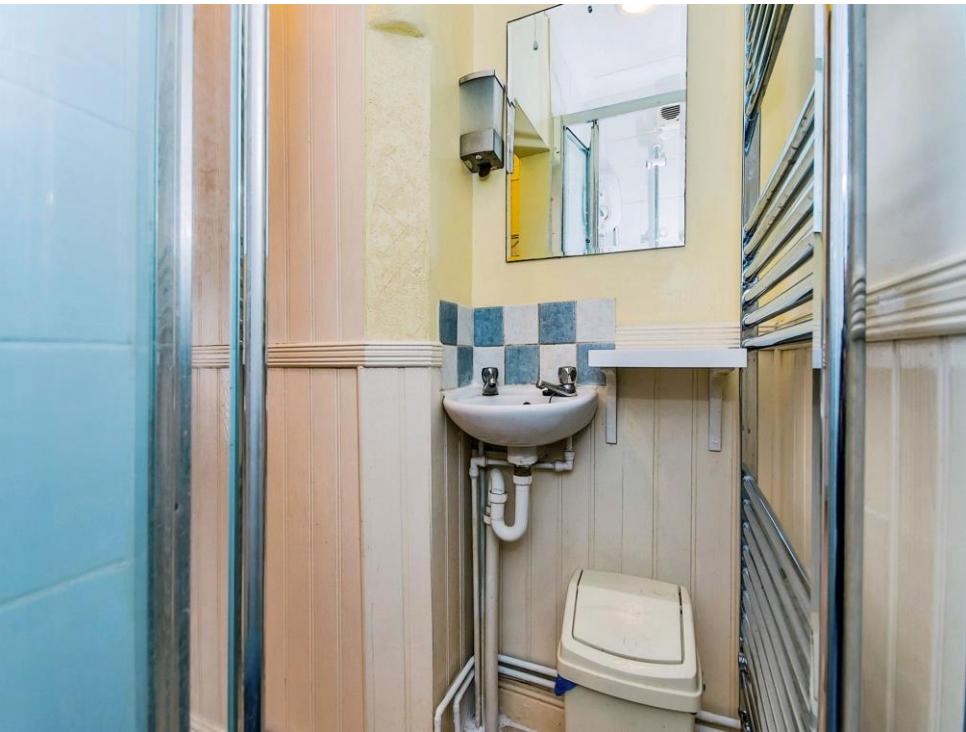
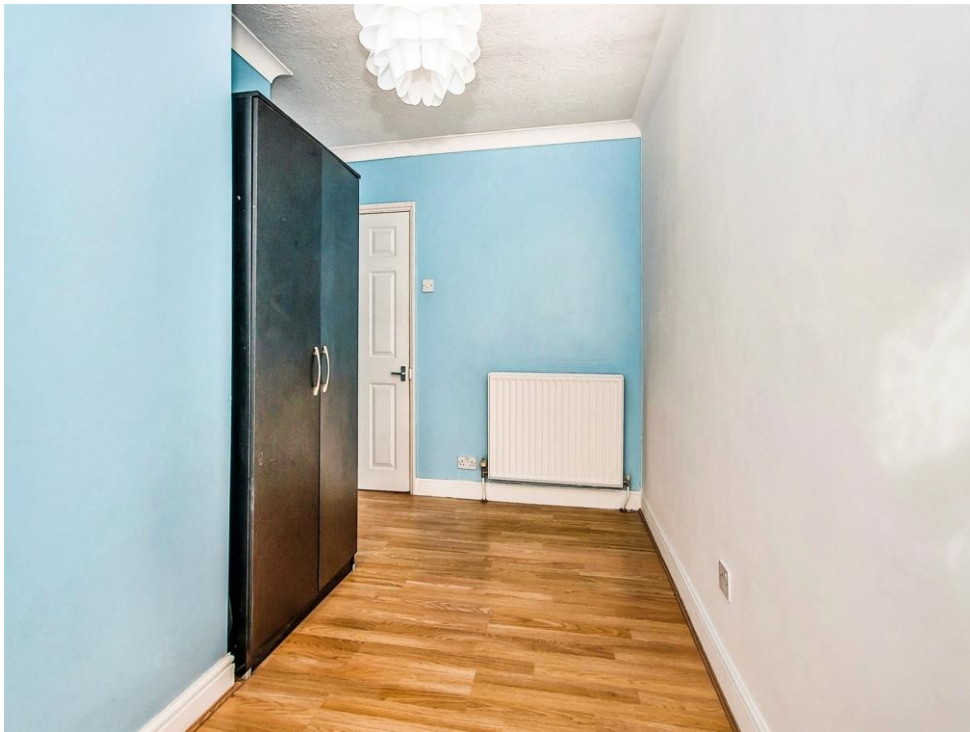
Rear Garden

Boundary runs half way across driveway, shed, lawn, hedged border and patio area.

Front

Dwarf brick wall surround.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online [connells.co.uk/Property/PBO312138](https://www.connells.co.uk/Property/PBO312138)



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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