



Connells

Mollis Close
Peterborough



Property Description

Located in the popular area of Woodston, this well presented 5-bedroom detached home is finished to a high standard. Offering a perfect blend of style and practicality, the property is ideal for families or upsizers.

The ground floor features a spacious living area, providing a welcoming space for relaxation and entertaining. The modern fitted kitchen is well-equipped, complemented by a separate utility room for added convenience. A downstairs WC adds to the practicality of the layout.

Upstairs, the master bedroom boasts a private en-suite, while four further bedrooms offer ample space for family or guests. A stylish family bathroom completes the upper floor.

Outside, the property benefits from a well-maintained garden, perfect for outdoor enjoyment. Located close to local amenities, schools, and transport links, this home offers modern living in a sought-after location.

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.

Connells are happy to present this five bedroom, detached home located in Woodston. The ground floor comprises an entrance hall, cloakroom, lounge, kitchen/diner and utility. Upstairs are five

bedrooms, the master boasts an en-suite and the family bathroom. Outside - garden, driveway and garage.

Entrance Hall

Laminate flooring, radiator, stairs to first floor and cupboard.

Cloakroom

Window to side, wash hand basin, WC, tiled flooring and radiator.

Lounge

10' 7" x 15' 1" (3.23m x 4.60m)
Wood flooring, window to front and radiator.

Kitchen/Diner

9' 8" x 21' 2" (2.95m x 6.45m)
Window and door to rear, tiled flooring, dishwasher, oven with gas hob and hood, fridge/freezer, high and low level storage with worktops over, radiator.

Utility Room

5' 5" x 6' 5" (1.65m x 1.96m)
Door to rear, tiled flooring, space for washer/dryer and wall mounted boiler.

First Floor

Bedroom One

10' 7" x 13' 4" (3.23m x 4.06m)
Window to front, radiator and carpet.

En-Suite

Window to front, laminate flooring, extractor fan, wash hand basin, WC, shower cubicle and radiator.

Bedroom Two (double)

9' 2" x 10' 2" (2.79m x 3.10m)
Window to rear, radiator and carpet.

Bedroom Three (double)

10' 7" x 11' 4" (3.23m x 3.45m)
Window to front, radiator, carpet and storage cupboard.

Bedroom Four

11' 9" max x 9' 9" max (3.58m max x 2.97m max)
Window to rear, carpet and radiator.

Bedroom Five

6' 11" x 7' 2" (2.11m x 2.18m)
Window to rear, radiator, wood flooring.

Bathroom

Window to side, radiator, bath, wash hand basin, WC and laminate flooring.



Outside

Rear Garden

Grass, side access and decking.

Front

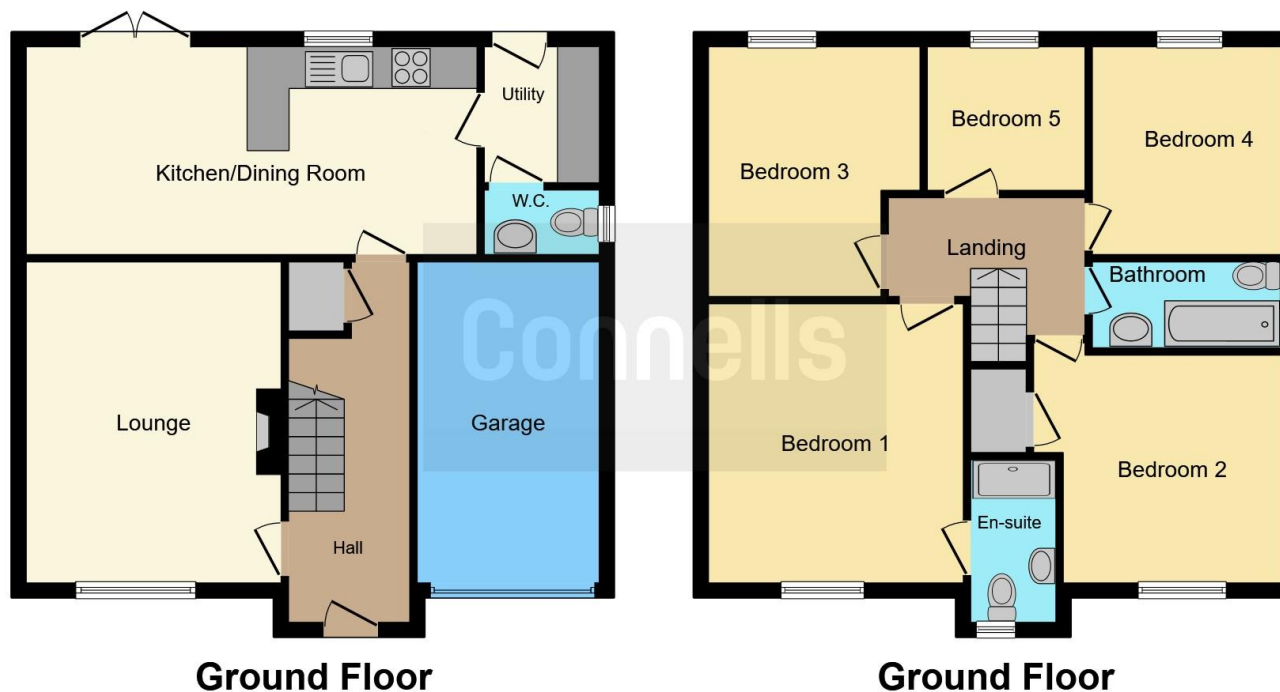
Slate driveway and integrated garage.





love does not need to be
PERFECT
it just needs to be
TRUE





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

To view this property please contact Connells on

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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/PBO312250



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