



Connells

Norton Road
Peterborough



Property Description

Offered with no onward chain and available via the Modern Method of Auction, this spacious three-bedroom semi-detached home presents an excellent opportunity for investors or buyers seeking a project with potential. Situated in a residential area, the property boasts a well-balanced layout ideal for family living or rental purposes.

Upon entering, you are welcomed by a generous entrance hall leading to a comfortable lounge, a separate dining room, and a fitted kitchen. Upstairs, the property comprises three bedrooms—two doubles and one single—alongside a wet room designed for accessibility and convenience.

Externally, the home benefits from an enclosed rear garden, perfect for outdoor relaxation or entertaining, and off-road parking for multiple vehicles, a rare and valuable feature in this area.

This property is a fantastic investment opportunity with scope for improvement and personalisation. Viewings are highly recommended to appreciate the potential on offer.

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

Door to entrance hall.

Entrance Hall

Two windows to entrance porch, stairs to first floor and understairs cupboard.

Lounge

11' x 13' 4" (3.35m x 4.06m)
Windows to front and side, carpet, electric fireplace, picture rail.

Dining Room

10' x 12' 4" (3.05m x 3.76m)
Double door to rear, carpet, picture rail, electric fireplace, textured ceiling.

Kitchen

7' 4" x 9' 1" (2.24m x 2.77m)
Window and door to rear, tiled flooring, tiled splashbacks, sink/drain, space for oven/washing machine and dishwasher, high and low level storage with worktops over and radiator.

First Floor Landing

Window to side.

Bedroom One (double)

11' x 13' 9" (3.35m x 4.19m)
Windows to front and side, radiator, carpet and picture rail.

Bedroom Two (double)

9' 5" x 12' 5" (2.87m x 3.78m)
Window to rear, irregular shape, picture rail and feature fireplace.

Bedroom Three

6' 3" x 7' 8" (1.91m x 2.34m)
Window to front, carpet and radiator.

Wet Room

Wash hand basin, WC, wet flooring and windows to side and rear.

Outside

Rear Garden

Concrete slab, grass area, greenhouse, mature shrubs and trees.

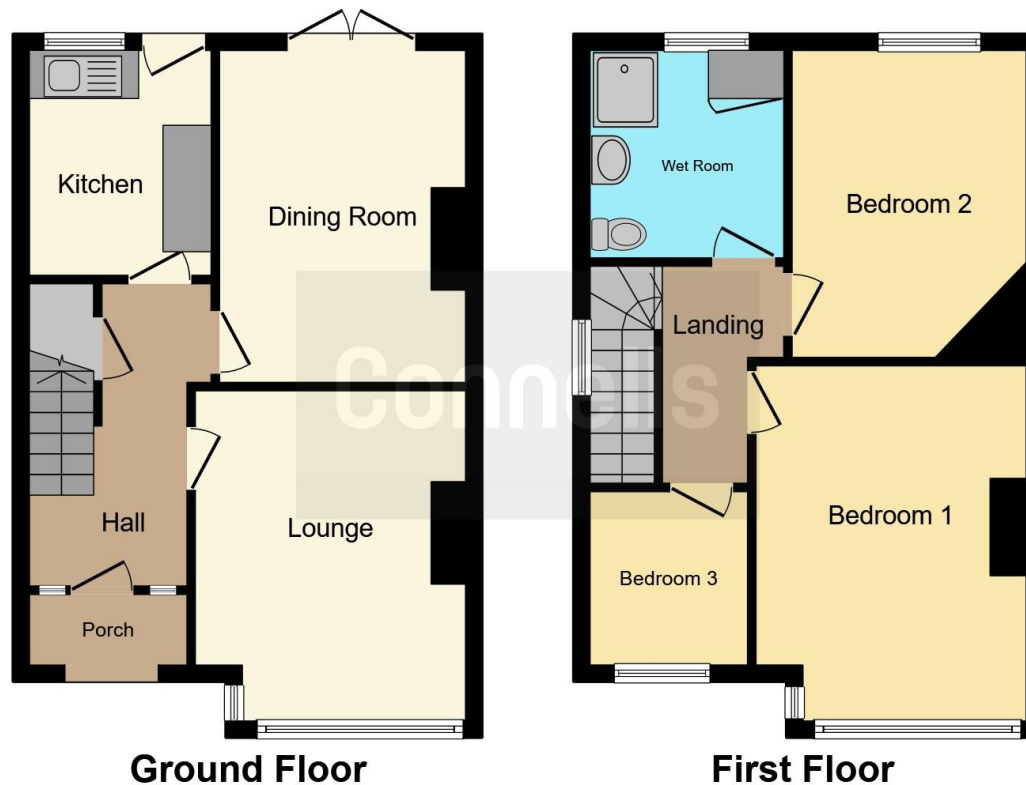
Front

Gravel and concrete driveway.









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

T 01733 314 775
E peterborough@connells.co.uk

14 Cowgate
 PETERBOROUGH PE1 1NA

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PBO312322



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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