

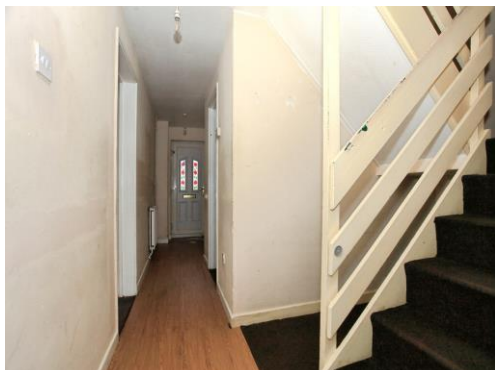


Connells

Toftland
Orton Malborne Peterborough

Toftland Orton Malborne Peterborough PE2 5PE

for sale guide price
£115,000



Property Description

Welcome to this 3-bedroom maisonette, a prime investment opportunity located in a desirable and developing area. Offered via auction, this property presents excellent potential for rental income or resale value.

Spread across two floors, the layout is thoughtfully designed to maximize space. The ground floor opens into a welcoming entrance hall, leading to a spacious lounge perfect for relaxing or entertaining. Adjacent is a contemporary kitchen/diner, fitted with ample worktop space and cabinetry, ideal for family meals or hosting tenants. A convenient ground floor W.C. adds practicality to the layout.

Upstairs, the first floor features three well-proportioned bedrooms. The principal bedroom is notably generous in size, while bedrooms two and three offer flexibility for family living, guests, or sharers. A modern family bathroom completes the upper level, along with a landing that provides access to all rooms and a dedicated A/C cupboard.

This maisonette combines modern living with investment appeal, offering a versatile layout, good room sizes, and a location poised for growth. Whether you're expanding your portfolio or stepping into property investment, this is a must-see opportunity.

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

Door to front, storage cupboard and stairs to first floor.

Cloakroom

WC and wash hand basin.

Lounge

13' 11" x 10' 9" (4.24m x 3.28m)

Window to rear.

Kitchen/Diner

23' x 9' 2" (7.01m x 2.79m)

Window to front, windows and door to rear, high and low level storage with worktops over, space for appliances, laminate flooring, wall mounted boiler, part tiles walls.

Landing

Storage cupboard housing water tank and a further cupboard.

Bedroom One

10' 8" x 12' 8" (3.25m x 3.86m)

Window to rear and radiator.

Bedroom Two

11' 6" x 9' 4" (3.51m x 2.84m)

Window to rear and radiator.

Bedroom Three

10' 10" x 9' 4" (3.30m x 2.84m)

Window to front and radiator.

Bathroom

WC, wash hand basin, bath with shower over, tiled surround and window to front.

Outside

Rear Garden

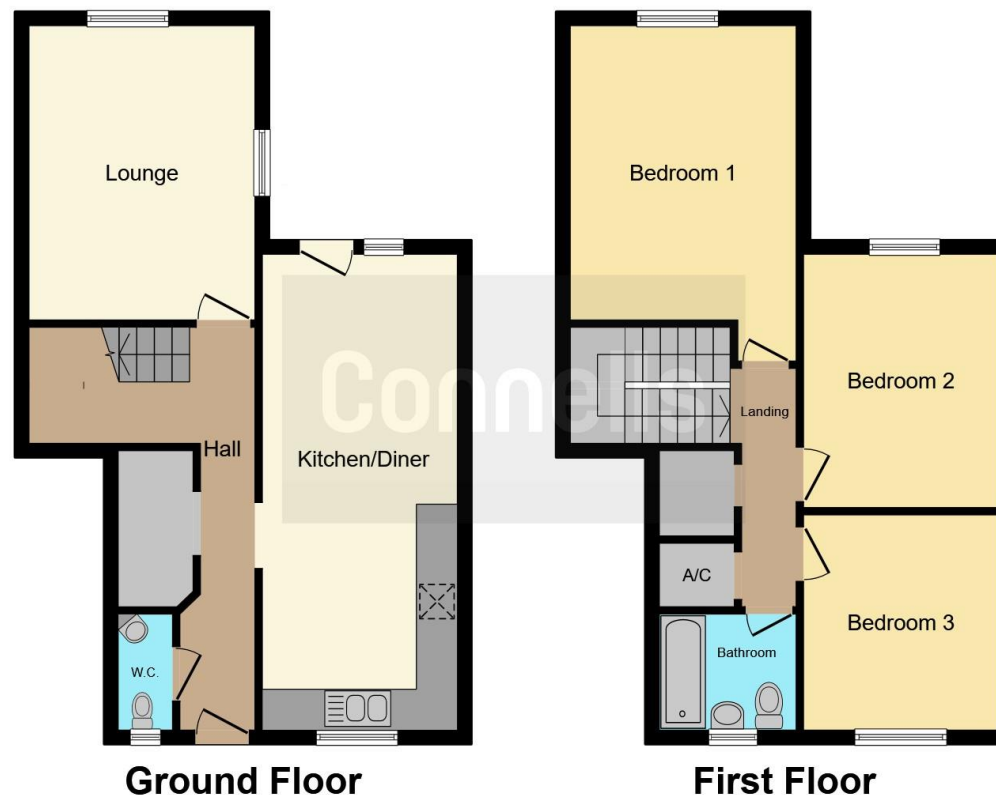
Patio and grass.

Communal Parking









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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14 Cowgate
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EPC Rating: C Council Tax
 Band: A

Service Charge: 177.35 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO312553

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 May 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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