



Paynes Field  
Barnack, PE9 3BG  
**£255,000**

Richardson



## Paynes Field

Barnack, PE9 3BG

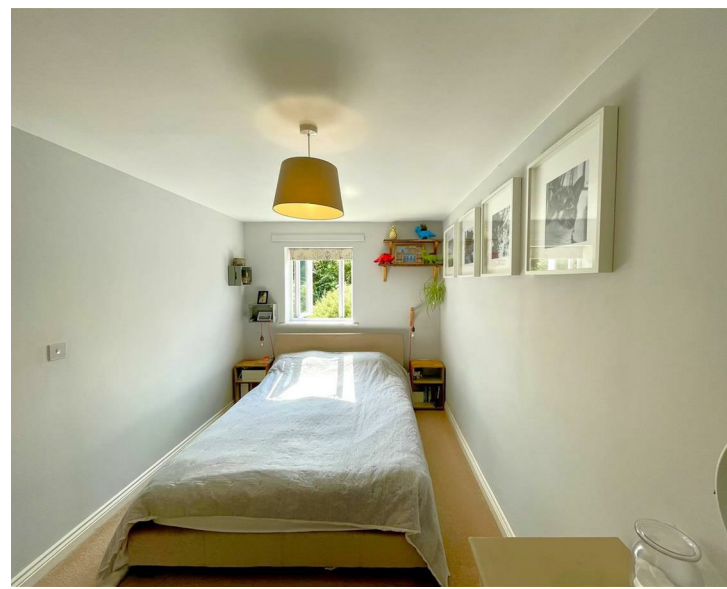
A great opportunity for first time buyers to own a modern mid terrace property in the sought after village of Barnack, also with the option of 40% shared ownership. Offering well maintained and presented accommodation with reception hall with stairs to the first floor, and doorway to the good sized living room with feature fireplace. The kitchen diner has plenty of room for a table and chairs and is fitted with a range of base and eye level storage cupboards with work surface area between incorporating built in hob, oven and extractor fan while providing space for washing machine and dishwasher. A useful rear lobby gives access to the garden and also the downstairs cloakroom/WC. To the first floor are 2 generous double bedrooms with the master having built in storage and the bathroom has a shower over the bath. The loft has also been boarded for additional storage. There is a small front garden area. The rear garden has a lovely westerly aspect with a paved terrace leading onto lawns with raised beds and borders and pathway leading to a useful insulated shed with power connected and so offers scope to use as an office/workshop, and a smaller garden shed. The whole area is enclosed by fencing giving a good degree of privacy with a private gate leading to the pathway giving access to the allocated parking which is to the left of the property and accessed beneath a coach house. An additional benefit is the installation of heat recovery fans to the kitchen and bathroom as well as the Photovoltaic Solar Panels connected to a thermal hot water system for heating the hot water and potentially reducing the running costs.

### Entrance Hall

Living Room  
15'1" x 11'11" (4.61m x 3.65m)







**Kitchen/Diner**  
11'7" x 10'7" (3.55m x 3.24m)

**Rear Lobby**

**WC**

**First Floor Landing**

**Bedroom 1**  
11'9" x 10'11" (3.6m x 3.34m)

**Bedroom 2**  
14'11" x 8'3" (4.57m x 2.53m )

**Bathroom**  
6'11" x 6'4" (2.12m x 1.94m )

### External Details

Small front garden area with shrubs. The rear has a westerly aspect with terrace area leading onto lawns with two sheds and access to the allocated parking space.

### Council Tax

Peterborough City Council - Council Band C

### Shared Ownership

The price of £255,000 is the 100% value which you are able to purchase based on the Shared Ownership valuation. The current vendor currently owns 40% share of the property, and is available to purchase at a price of £102,000 subject to rent payable for the remaining 60%. Please ask the agent for further details.

### Communications

According to Ofcom Mobile Coverage: is Likely with EE, Three, O2 and Vodafone

According to Ofcom Broadband: Superfast is available

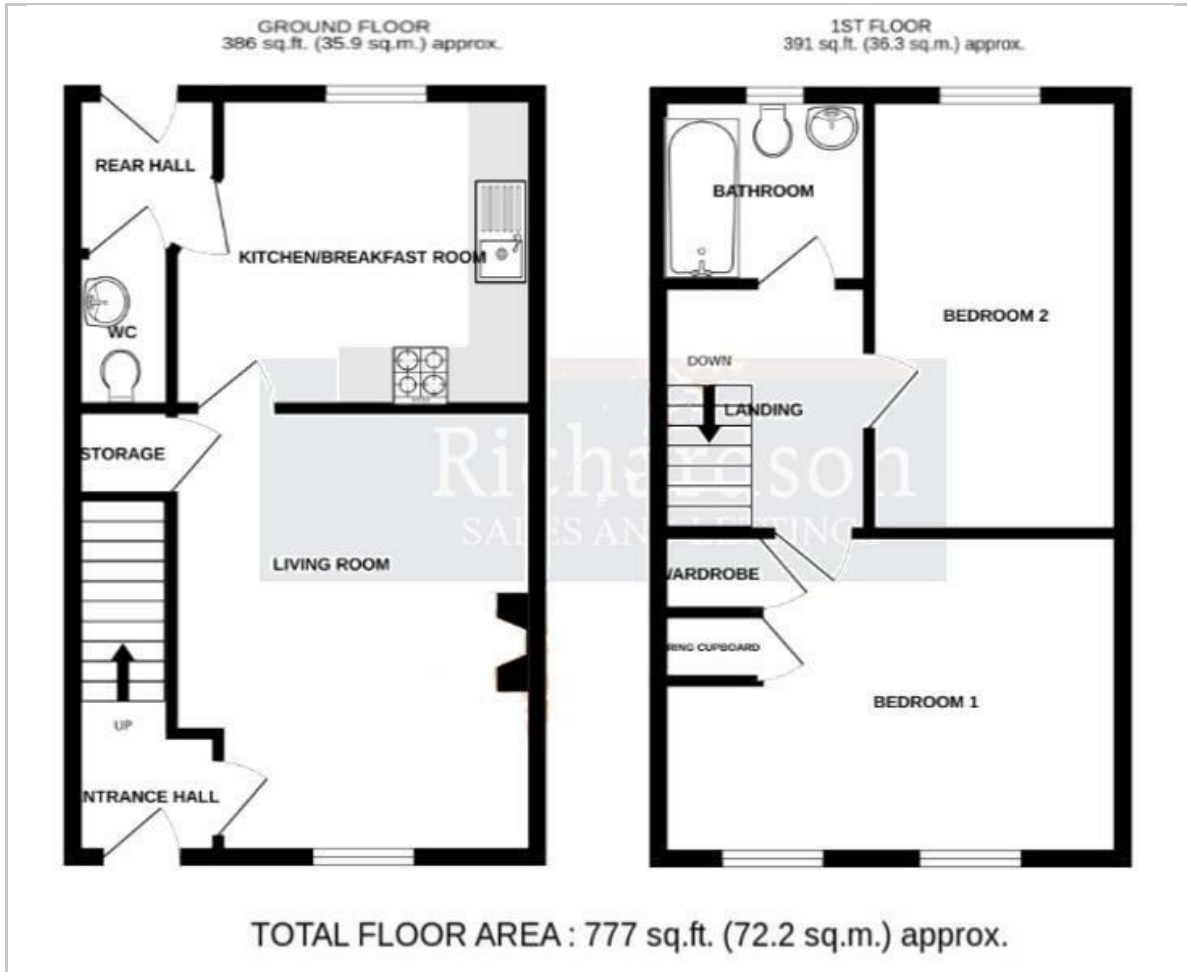
### Viewing

Telephone appointment 01780 762433  
post@richardsonsurveyors.co.uk





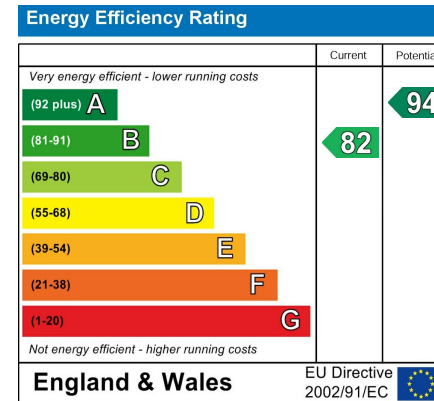
## Floor Plan



## Area Map



## Energy Efficiency Graph



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1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
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**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**

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**01780 762433**