



North Street, Stanground Peterborough PE2 8HS

welcome to

North Street, Stanground Peterborough

NO FORWARD CHAIN! This is a fantastic opportunity to purchase this deceptively spacious THREE BEDROOM SEMI DETACHED CHARACTER PROPERTY. Ready to move in, the property briefly comprises ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM, SHOWER ROOM, THREE BEDROOMS and FAMILY BATHROOM. Outside benefits from an enclosed garden to the rear, OFF ROAD PARKING and SINGLE GARAGE.





Ground Floor

First Floor

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.

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 £300 inc VAT towards the preparation cost of the pack. 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

Lounge

11' 9" x 11' 5" (3.58m x 3.48m)

Dining Room

12' x 12' (3.66m x 3.66m)

Kitchen

15' 1" x 13' 10" (4.60m x 4.22m)

Shower Room & Wc

7' 10" x 3' 5" (2.39m x 1.04m)

First Floor And Landing

Bedroom One

11' 9" x 8' 6" (3.58m x 2.59m)

Bedroom Two

9' 10" x 9' 4" (3.00m x 2.84m)

Bedroom Three

11' 9" x 7' 6" (3.58m x 2.29m)

Bathroom

11' 1" x 9' 3" (3.38m x 2.82m)

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedrooms
- Semi Detached
- Two Receptions
- Downstairs Shower Room
- Garage & Off Road Parking
- Kitchen/Breakfast Room
- No Forward Chain
- Character Property

Tenure: Freehold EPC Rating: D

guide price

£190,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PCG118990](https://www.williamhbrown.co.uk/Property/PCG118990)



Property Ref:
PCG118990 - 0011

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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