



**Collingham, Orton Goldhay Peterborough PE2 5TN**

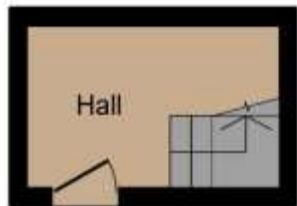
**welcome to**

## **Collingham, Orton Goldhay Peterborough**

NO ONWARD CHAIN! Pleased to offer this well presented THREE BEDROOM MAISONETTE in Orton Goldhay. The ground floor also has storage space. Set over 2 floors, it boasts open plan Kitchen Diner and Living Room plus Bedroom 2 & 3. To the top floor is the Master bedroom, 2 piece Bathroom and separate WC. The property also boasts a separate enclosed rear garden and ample communal parking. Being close to the Orton Centre with local Schools and Shops and pretty walks on the doorstep. Regular bus routes into Peterborough City with its quick Rail links to London. Ideal property for a 1st time buyer or, strong rental returns for a Buy to Let investor. Being sold with No Onward Chain, viewings Highly Recommended.







**Ground Floor**



**First Floor**



**Second Floor**

**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 Door**

**First Floor**

**Kitchen / Diner**

13' 7" x 8' 11" ( 4.14m x 2.72m )

**Living Room**

14' 2" x 13' 9" ( 4.32m x 4.19m )

**Bedroom Two**

9' 11" x 5' 10" ( 3.02m x 1.78m )

**Bedroom Three**

8' 9" x 6' ( 2.67m x 1.83m )

**Second Floor**

**Bedroom One**

13' 6" x 10' 1" ( 4.11m x 3.07m )

**Bathroom**

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](http://www.focalagent.com)

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## Collingham, Orton Goldhay Peterborough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Well presented 3 Bedroom Maisonette in Popular Orton Goldhay
- Open plan Kitchen Diner, Living Room
- Close to the Orton Centre and Schools
- Gas central heating and double glazed
- Separate Rear Garden
- Ideal for 1st time buyer
- Strong Rental potential for a Buy to let investor
- No Onward Chain

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Feb 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£105,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG121531](https://www.williamhbrown.co.uk/Property/PCG121531)



Property Ref:  
PCG121531 - 0005

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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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