



**Deerleap, Bretton Peterborough PE3 9YB**

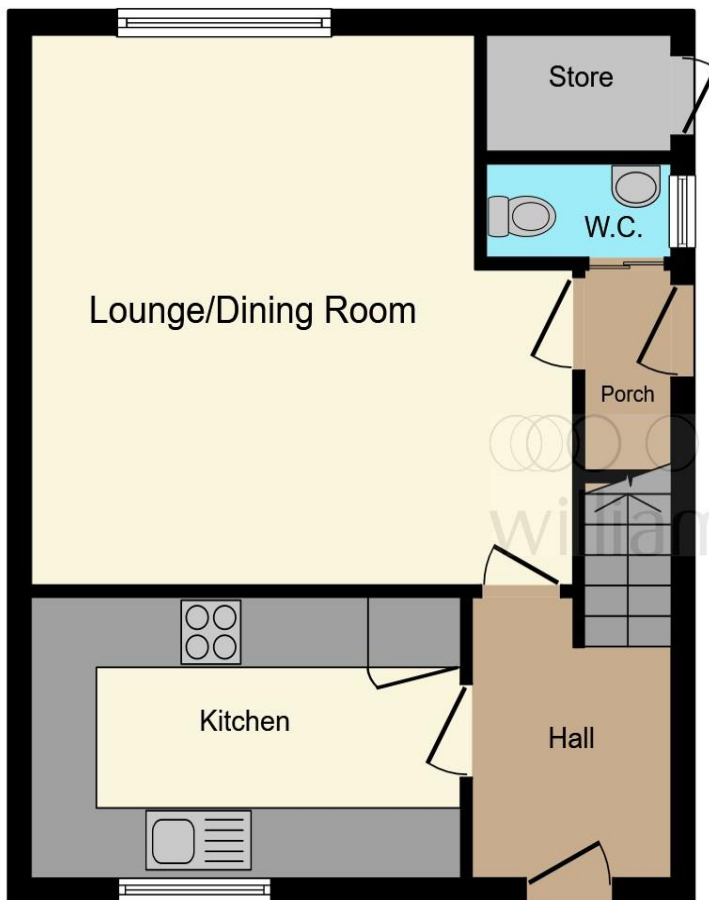


**welcome to**

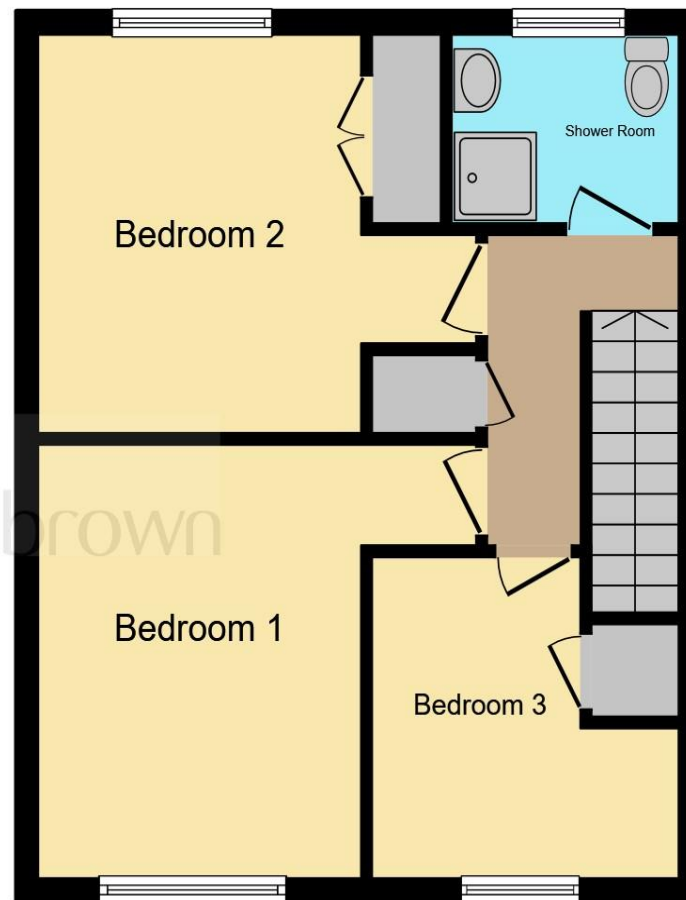
## **Deerleap, Bretton Peterborough**

Please welcome to the market a amazing opportunity in Deerleap, sold with NO ONWARD CHAIN this property offers the perfect for opportunity for buyers of any position. This property comprises an ENTRANCE HALL, to the left you will find the large KITCHEN which benefits from a breakfast bar. Ahead of you, you will find the sizeable LOUNGE/DINER. To the right of the lounge/ diner you will find the DOWNSTAIRS/WC as well as an under stair storage. Upstairs you will find THREE BEDROOMS including two double bedrooms and one single with a large storage cupboard as well as the FAMILY BATHROOM. The exterior of the property benefits from a brand-new GARAGE with a parking spot in front. As well as a lovely FRONT GARDEN and a well presented and private REAR GARDEN. Viewings on this outstanding property are highly advised.





**Ground Floor**



**First Floor**

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)

## 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

## Cloakroom

## Lounge / Dining Room

16' 4" x 15' 3" ( 4.98m x 4.65m )

## Kitchen

13' 3" x 7' 7" ( 4.04m x 2.31m )

## First Floor And Landing

## Bedroom One

11' 6" x 10' 4" ( 3.51m x 3.15m )

## Bedroom Two

11' 7" x 10' 4" ( 3.53m x 3.15m )

## Bedroom Three

9' x 8' 8" ( 2.74m x 2.64m )

## Family Bathroom

## Garage

welcome to

## Deerleap, Bretton Peterborough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- GARAGE
- DRIVEWAY
- THREE BEDROOMS
- LOUNGE/DINING ROOM

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

**£185,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG122179](http://williamhbrown.co.uk/Property/PCG122179)



Property Ref:  
PCG122179 - 0007

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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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