



Princes Gardens, Peterborough PE1 4DP

welcome to

Princes Gardens, Peterborough

"Grand "1909" larger Family Home with many original features" Being a much-loved home for decades, this property offers wonderful scope for the larger Family. It boasts 3 Reception Rooms, Kitchen and Kitchenette, Utility, Cloak Room, Conservatory, together with main and rear Staircases to the first floor, four Double Bedrooms and separate W/C with additional 3-piece Bathroom with bidet and, a further separate Shower Room. Whilst in need of updating, it still retains many original features including Fireplaces, Vaulted ceilings, Stained Glass windows and beautiful Tiled hallway Flooring leading to it being seen under Peterborough Heritage status. To the rear, an established Garden with brick-built Coal Store and large Workshop. To the front, hard standing parking. If you have the vision to update where needed then this house will be a unique, larger, wonderful Home. Being Sold with "No onward chain" I would Recommend early Viewings"





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

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.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- Grand 4 Bedroom semi-detached Home

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

guide price

£280,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122953



Property Ref:
PCG122953 - 0006

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