

for sale

guide price **£140,000**



Churchfield Road Peterborough PE4 6HE

ALL THE RIGHT INGREDIENTS for that first time or investment purchase. A great three bedroom property located within easy reach of many major shops and supermarkets. The property has great potential and viewing is highly recommended.



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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.



Dining Room

12' 1" x 10' 11" (3.68m x 3.33m)

Fully glazed patterned UPVC double glazed door into the dining room. Radiator, laminate flooring, feature fireplace, coving to textured ceiling and UPVC double glazed window to the front. Doorway through to an inner hallway.

Inner Hallway

Laminate flooring, staircase to first floor landing, coving to textured ceiling and doorway through to the lounge.

Lounge

12' 1" max x 11' 11" (3.68m max x 3.63m)

Radiator, TV point, laminate flooring, door into downstairs storage cupboard, coving to textured ceiling, UPVC double glazed windows to side and rear and archway through to the kitchen.

Kitchen

9' 5" x 7' 4" (2.87m x 2.24m)

Comprising a range of wall and base level units, worktops and a single drainer sink with mixer tap and tiled splashbacks. Built in oven, grill and four ring gas hob, plumbing for washing machine and space for further appliance. Ceramic tiled flooring, extractor, textured ceiling, UPVC double glazed window to the side, half glazed frosted UPVC door to side and door through to the bathroom.

Bathroom

Being fully tiled and panelled and comprising of a three piece suite to include bath with mixer tap over, shower attachment and shower screen, a wash hand basin with mixer tap and a WC with dual flush. Heated towel rail, extractor, smooth ceiling with recess lighting, loft access and frosted UPVC double glazed window to the rear.

First Floor Landing

Textured ceiling, UPVC double glazed window to side and doors off onto bedrooms one and two.

Bedroom One

12' max x 10' 11" (3.66m max x 3.33m)

Radiator, door through to the storage cupboard, coving to textured ceiling and UPVC double glazed window to the front.

Bedroom Two

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

Radiator, coving to textured ceiling and UPVC double glazed window to the rear. Door through to bedroom three.

Bedroom Three

9' 3" x 7' 4" (2.82m x 2.24m)

Radiator, coving to textured ceiling and UPVC double glazed window to the side.

Outside

To the front of the property is an ornamental broken slate garden which is surrounded by a timber built fence. There is gated access to the rear garden which is laid to lawn and enclosed by a timber built fence.





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.

To view this property please contact Connells on

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Property Ref: WRN305044 - 0010

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/WRN305044



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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