

for sale

guide price **£130,000**



Sunnymead Peterborough PE4 5BY

CHAIN FREE WITH OFF ROAD PARKING

This mid terrace property is being offered for sale with NO CHAIN and located in Werrington which offers a good range of local amenities and schools. Easy access to local bus routes and links to the city centre. There is off road parking and an enclosed rear garden



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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 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

UPVC front door into the entrance hall. Laminate flooring, textured ceiling, doors off onto lounge/diner and kitchen.

Kitchen

9' 9" x 6' 7" (2.97m x 2.01m)

Comprising a range of matching wall and base level units, worktops and a one and a half single drainer sink with mixer tap over and tiled splashbacks. Cookerpoint, plumbing for a washing machine, space for a full standing fridge freezer, textured ceiling and UPVC double glazed window to the front.

Lounge / Diner

14' 7" x 12' 5" max inc staircase (4.45m x 3.78m max inc staircase)

Two wall mounted night storage heaters and a gas fire (agents note: this has not been checked), staircase to first floor landing, coving to textured ceiling and double glazed patio doors into the rear garden.

First Floor Landing

Door into the airing cupboard housing the cylinder water tank and slatted shelving, textured ceiling with access to loft. Doors off onto bedrooms and bathroom.

Bedroom One

12' 5" x 11' 1" inc stairwell (3.78m x 3.38m inc stairwell)

Wall mounted night storage heater, textured ceiling and UPVC double glazed window to the rear.

Bedroom Two

10' 9" plus recess x 6' (3.28m plus recess x 1.83m)

Textured ceiling and UPVC double glazed window to the front.

Bathroom

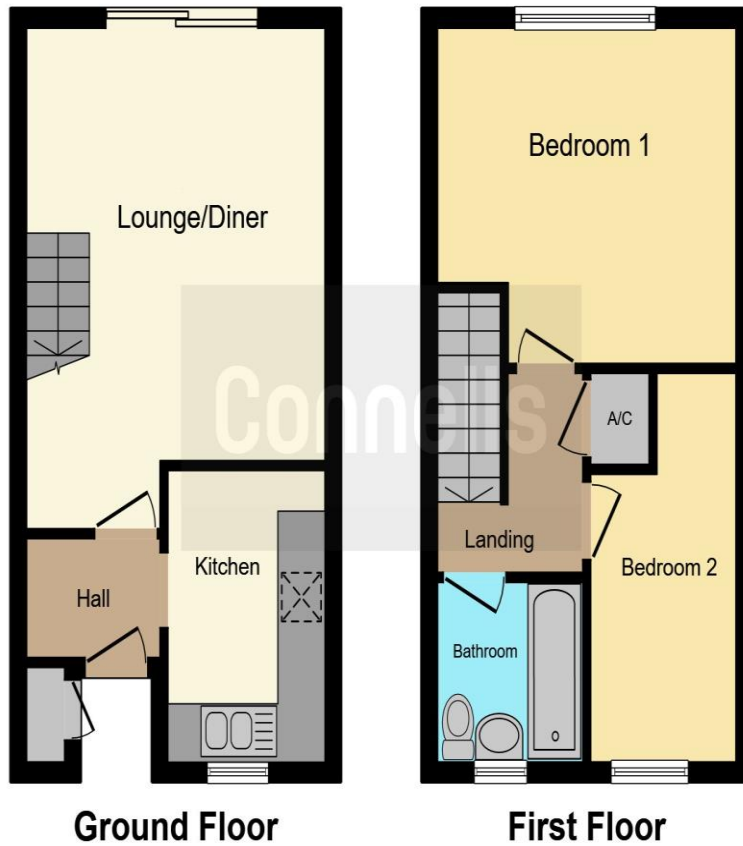
Comprising of a three piece suite to include bath with mixer tap and shower attachment, a wash hand basin with taps over and tiled splashbacks and a WC. Textured ceiling and frosted UPVC double glazed window to the front.

Outside

To the front of the property is a Tarmac and gravel area which provides off road parking, plus a further allocated parking space. There are steps up the to the entrance porch with storm canopy porch. Doors into storage / meter cupboards.

The rear garden has a paved patio area and is surrounded by a timber built fence.





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

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Property Ref: WRN305346 - 0007

Tenure: Freehold

EPC Rating: D

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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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