

for sale

guide price **£144,000**



Sheepwalk Peterborough PE4 7BJ

A PERFECT FIRST TIME PURCHASE OR INVESTMENT

A fantastic three bedroom property being offered for sale CHAIN FREE. With generous accommodation this is a lovely well located family home. Call our sales team on 01733 579412 for full details and to book your viewing.



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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

Half glazed decorative UPVC door into the entrance hall. Radiator, staircase to first floor landing, textured ceiling and doors off onto study, lounge, kitchen/diner and cloakroom.

Cloakroom

Being half tiled to the walls with ceramic tiled flooring. Comprising of a two piece suite to include a wash hand basin with taps over and a WC. Textured ceiling and frosted UPVC double glazed window to the front.

Study

7' 2" x 7' 1" (2.18m x 2.16m)

Textured ceiling and UPVC double glazed window to the front.

Lounge

13' 3" max x 13' 2" max (4.04m max x 4.01m max)

Radiator, TV point, laminate flooring, coving to textured ceiling and UPVC French doors into the conservatory.

Kitchen / Diner

19' 5" x 9' 10" max (5.92m x 3.00m max)

Comprising a range of matching wall and base level units, worktops and a one and a half single drainer ceramic sink with mixer tap and tiled splashback. Built in oven, grill and four ring gas hob with extractor. Plumbing for washing machine and space for a further appliance, space for a full standing fridge freezer, breakfast bar area. Double radiator, laminate flooring, coving to smooth ceiling, UPVC double glazed window to the front and UPVC patio doors into the conservatory.

Conservatory

20' 1" x 7' 8" (6.12m x 2.34m)

Constructed of a brick base with UPVC double glazed windows facing the rear, French doors, poly carbonate roof and double radiator

First Floor Landing

Double glazed window to the side, doors into two storage cupboards, textured ceiling and doors off onto bedrooms, bathroom and cloakroom.

Master Bedroom

13' 5" x 9' 7" (4.09m x 2.92m)

Double radiator, laminate flooring, textured ceiling and UPVC double glazed window to the rear.

Bedroom Two

13' 5" x 8' 3" (4.09m x 2.51m)

Double radiator, laminate flooring, textured ceiling and UPVC double glazed window to the rear.

Bedroom Three

13' 5" x 5' 3" (4.09m x 1.60m)

Radiator, textured ceiling and double glazed window to the rear.

Bathroom

Being fully tiled and comprising of a two piece suite to include bath with mixer tap and shower attachment and a wash hand basin with taps over. Coving to textured ceiling and frosted UPVC double glazed window to the front.

Cloakroom

Being half tiled and comprising of a WC with dual flush, textured ceiling and frosted UPVC double glazed window to the front.

Outside

To the front is a granite ornamental garden, picket fence and gated access to a paved area. Full UPVC door into the meter cupboard.

To the rear is a ornamental garden with paved and gravel borders, an extensive paved area and the garden is surrounded by a timber built fence with gated access leading out. Parking is communal.





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

To view this property please contact Connells on

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Property Ref: WRN305402 - 0003

Tenure: Freehold

EPC Rating: C

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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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