

for sale

guide price **£135,000**



## Richmond Avenue Peterborough PE4 6DF

### ATTENTION INVESTORS

Take a look at this established two double bedroom semi detached property, being offered for sale with a tenant in situ. Located in the popular residential area of Walton with great access to Peterborough City Centre, schools and local amenities.





# Richmond Avenue Peterborough PE4 6DF

## 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 UPVC door into the entrance hall. Double radiator, staircase to first floor landing, smooth ceiling, UPVC window to the front and glazed door into the lounge/diner.

### Lounge/Diner

15' 8" max x 13' 8" max ( 4.78m max x 4.17m max )

L shaped room. Double radiator, gas fire, coving to papered ceiling, two UPVC double glazed windows to the rear and a fully glazed door into the kitchen.

### Kitchen

9' 10" x 8' 11" ( 3.00m x 2.72m )

Comprising of a range of matching wall and base level units, worktops and a single drainer sink with mixer tap over and tiled splashbacks. Plumbing for washing machine, radiator, door into downstairs storage/pantry, textured ceiling, UPVC window to front and a fully glazed frosted UPVC door to the side. Door into utility.

### Utility

8' 7" x 5' 10" ( 2.62m x 1.78m )

Cookerpoint, gas boiler services the hot water and central heating system, extractor, smooth ceiling and a frosted UPVC double glazed window to the rear.

### First Floor Landing

Double doors into the airing cupboard, with slatted shelving and radiator. Smooth ceiling with extractor, UPVC double glazed window to the front. Doors off onto bedrooms, shower room and cloakroom.

### Master Bedroom

18' 11" inc stairwell x 8' 11" ( 5.77m inc stairwell x 2.72m )

Radiator, coving to papered ceiling, UPVC double glazed windows to front and rear.

### Bedroom Two

8' 10" x 10' ( 2.69m x 3.05m )

Radiator, coving to papered ceiling and UPVC double glazed to the rear

### Shower Room

Being full tiled with PVC panels to the shower area and comprising a two piece suite to include a shower cubicle with mains fed shower, rainfall head and detachable hose, wash hand basin with taps over. Extractor, smooth ceiling and a frosted UPVC double glazed window to the front.

### Cloakroom

WC, smooth ceiling and window to the side.

### Outside

To the front of the property is a mature and established front garden and double gated access onto a concrete driveway, which provides off road parking, and continues to the side of the property to the detached asbestos garage

### Garage

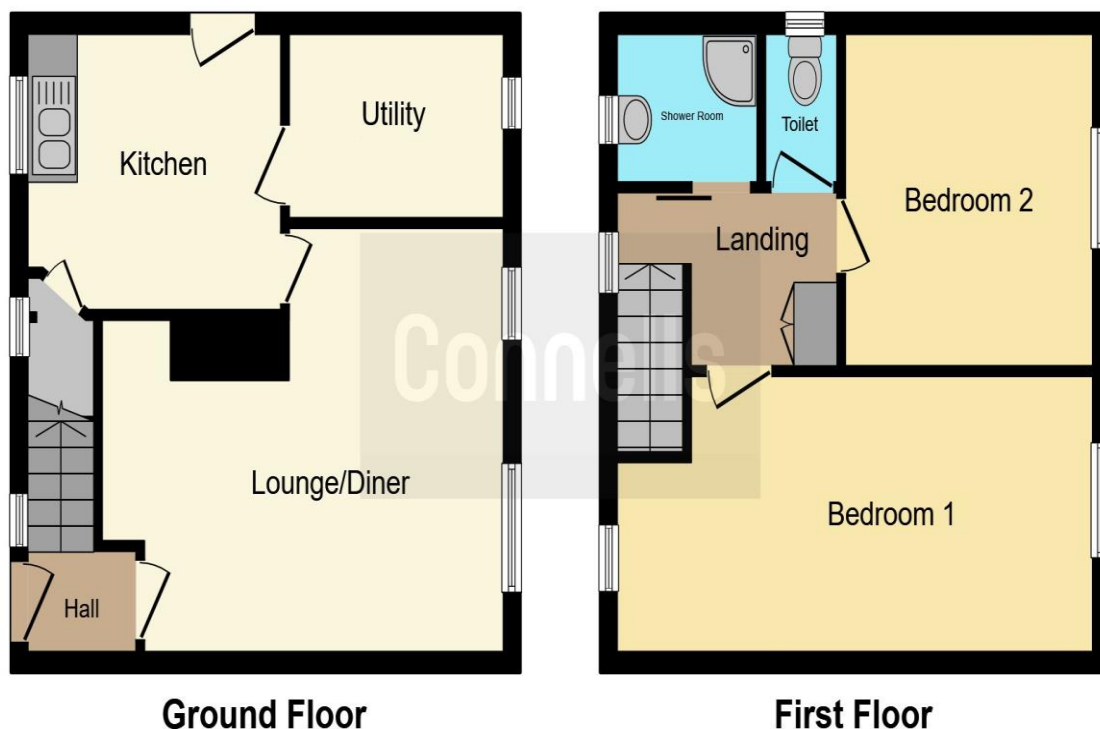
Fitted with double doors

### Outside

To the front of the property is a mature and established front garden and double gated access onto a concrete driveway, which provides off road parking, and continues to the side of the property where there is gated access to the detached asbestos garage.

The rear garden is laid to lawn with planted side borders and surrounded by a timber built fence.





**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)

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Property Ref: WRN305437 - 0003

**Tenure:** Freehold

**EPC Rating:** C

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