

for sale

guide price **£180,000**



Guntons Road Newborough Peterborough PE6 7QW

Being sold as a going concern with the potential of building two dwellings (Subject to planning). The current bungalow has a history of subsidence and the plot is being sold as seen. For more details and to book your viewing call 01733 579412



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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

Half glazed UPVC door into the entrance porch with smooth ceiling and a half glazed door into the main entrance. Radiator, telephone point,, coving to textured ceiling and doors off onto bedrooms, bathroom and dining area.

Bedroom One

11' 10" x 10' 10" (3.61m x 3.30m)

Radiator, coving to textured ceiling and woodgrain effect UPVC double bow glazed window to the front.

Bedroom Two

11' 11" x 9' 11" (3.63m x 3.02m)

Radiator coving to textured ceiling and woodgrain effect UPVC double glazed window to the rear.

Shower Room

8' x 6' 4" (2.44m x 1.93m)

Comprising of a three piece suite to include a shower cubicle with electric shower fitted. a wash hand basin with taps over and tiled splashbacks and a WC with dual flush. Radiator, heated towel rail, coving to textured ceiling with loft access and a frosted double glazed window to the rear.

Dining Area

11' 11" x 10' 10" to front of chimney breast (3.63m x 3.30m to front of chimney breast)

Double radiator, living flame gas fire, gas boiler (in cupboard), coving to textured ceiling, woodgrain effect double glazed window to the side. Double doors into the conservatory and fully glazed frosted door into the kitchen. Archway through to the lounge.

Lounge

13' x 10' 10" (3.96m x 3.30m)

Radiator, coving to textured ceiling and a double glazed bow window to the front. Double glazed window to side.

Conservatory

11' 11" x 7' 7" (3.63m x 2.31m)

Constructed of a UPVC base with double glazed windows surround and polycarbonate roof. Radiator.

Kitchen

11' 11" x 7' 3" (3.63m x 2.21m)

Comprising a range of base level units, worktops and a one and a half single drainer sink with mixer tap over and tiled splashbacks. Built in oven, grill and four ring hob. Radiator, electric fuse box (in a high level wooden cupboard), coving to textured ceiling, double glazed window and a fully glazed frosted UPVC door into the side porch.

Side Porch

11' 11" x 5' (3.63m x 1.52m)

Woodgrain effect UPVC double glazed windows surround, poly carbonate roofing and a fully glazed woodgrain effect UPVC door into the rear garden.

Outside

to the front of the property is a mature and established garden with planted side borders. Gated access to a Tarmac driveway which provides off road parking and in turn leads to the garage.

The mature and established rear garden can be accessed from both sides of the property where there is a paved patio area, three garden sheds and the garden is surrounded by a timber built fence.

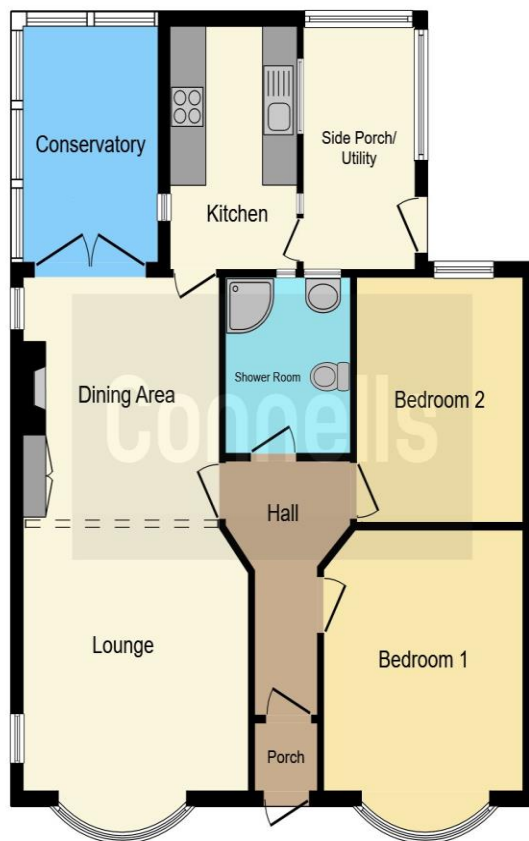
Garage

Fitted with a metal up and over door.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.





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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Unit 6 Staniland Way Werrington
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Property Ref: WRN305557 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: C

view this property online connells.co.uk/Property/WRN305557



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