

for sale

Guide Price **£150,000**



Richmond Avenue Peterborough PE4 6DF

"Right Place, Right Price..."

Calling all investors and FTB. Don't delay in submitting your interest in this lovely two bedroom end terraced house. Call today 01733 579412 to arrange your own personal viewing.





# 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

UPVC door into the entrance hall. Double radiator, laminate flooring, staircase to first floor landing, textured ceiling, UPVC window to the side and door into the lounge/diner.

## Lounge/Diner

19' 11" x 8' 6" Plus recess ( 6.07m x 2.59m Plus recess )

Two radiators, laminate flooring continues from the entrance hall, TV & Telephone point, pictured rail, textured ceiling, UPVC double glazed windows to the front, door into kitchen and french doors into conservatory.

## Conservatory

10' 5" x 8' ( 3.17m x 2.44m )

Being constructed of a brick base with UPVC double glazed windows surround, peaked polycarbonate roof, radiator, ceramic tiled flooring and UPVC french doors into the garden.

## Kitchen

14' 11" Max x 9' 10" ( 4.55m Max x 3.00m )

Comprising of a range of matching wall and base level units, worktops and a single drainer sink with taps over and tiled splashbacks. Cooker point, plumbing for washing machine, space for full standing fridge/freezer. Gas boiler with services the hot water & central heating system, textured ceiling, UPVC window to the rear and a half glazed UPVC door to the side.

## First Floor Landing

Double doors into a storage cupboard, textured ceiling with access to loft, UPVC double glazed window to the side. Doors off onto bedrooms & bathroom.

## Bedroom One

15' 8" x 9' 2" ( 4.78m x 2.79m )

Double radiator, smooth ceiling, two UPVC double glazed windows to the front.

## Bedroom Two

10' 6" x 10' 4" ( 3.20m x 3.15m )

Radiator, smooth ceiling, UPVC double glazed windows to the rear.

## Bathroom

Being fully tiled to three walls and comprising a two piece suite to include a bath with mixer tap over & shower attachment. Wash hand basin with mixer tap over set within a vanity unit & WC with duel flush. Radiator, extractor, smooth ceiling and two frosted UPVC double glazed window to the rear.

## Outside

At the front of the property lies a gravelled ornamental area that, with proper planning permission and the addition of a drop kerb, could serve as a suitable space for off-street parking. Additionally, there is gated access to the rear of the property.

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







Total floor area 78.6 m<sup>2</sup> (846 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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Unit 6 Staniland Way Werrington  
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Property Ref: WRN305729 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: A

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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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