



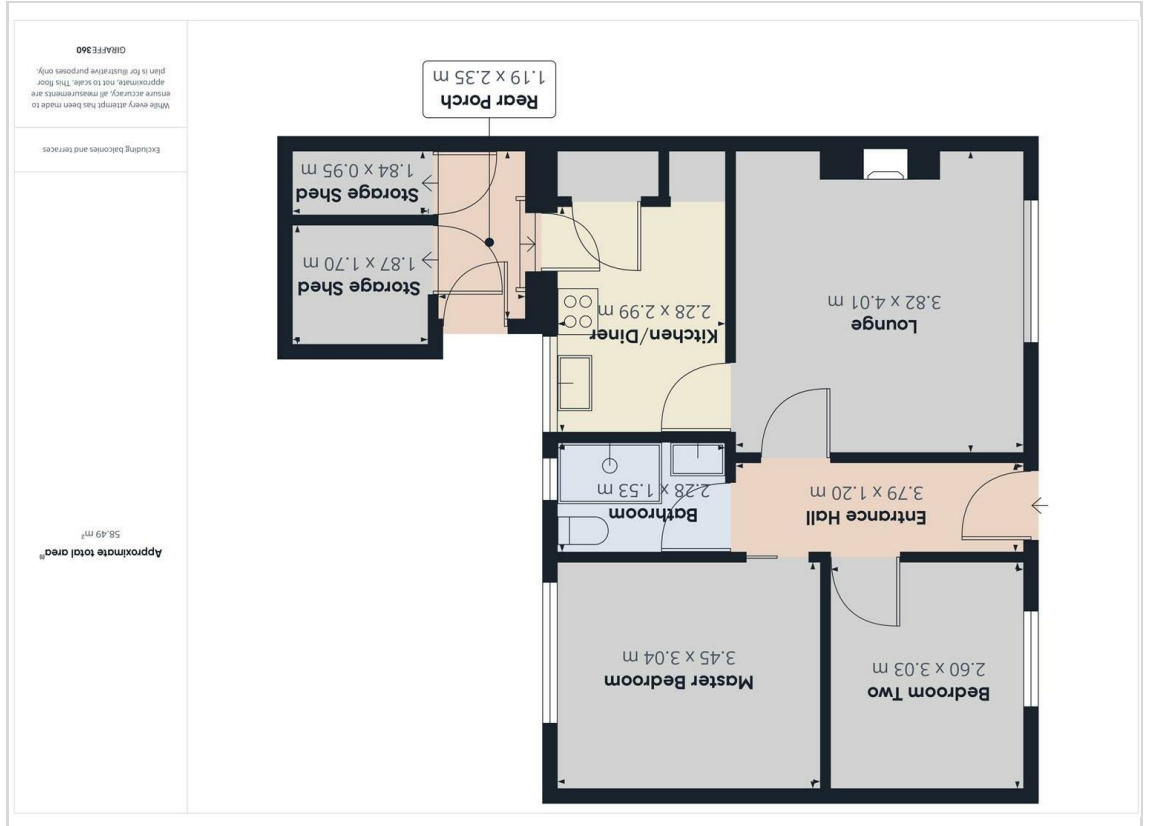
Newark Road

Peterborough, PE1 5YJ

Guide Price £150,000



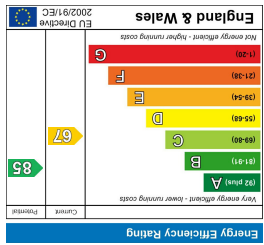
Floor Plan



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the reservation period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

City and County are pleased to market this spacious, two-bedroom semi-detached bungalow with a large plot of land to the rear, located in the City of Peterborough. Offering NO FORWARD CHAIN, within walking distance to local schooling, amenities and transport links, this property is ideal for investment or a family home.

Briefly comprising an entrance hall, two double bedrooms, a good sized lounge, and a family bathroom that is fitted with a three-piece suite comprising a WC, wash hand basin, and a cubicle shower. Tiled flooring, tiled surround. The Kitchen/diner is fitted with a range of matching base and eye level units with space for a washing machine, a dishwasher, and a fridge/freezer. To the rear, there is a good sized garden which is mainly laid to lawn, with two large storage sheds and access to the allocated parking. To the front, there is a good sized private garden. Call today to book your viewing before you miss out.

Entrance Hall

12'5" x 3'11"



Lounge
12'6" x 13'1"

Kitchen/Diner
7'5" x 9'9"

Rear Porch
3'10" x 7'8"

Storage Shed
6'0" x 3'1"

Storage Shed
6'1" x 5'6"

Bathroom
7'5" x 5'0"

Master Bedroom
11'3" x 9'11"

Bedroom Two
8'6" x 9'11"

EPC - D
67/85

Tenure - Freehold

**DRAFT DETAILS AWAITING
VENDOR APPROVAL**

