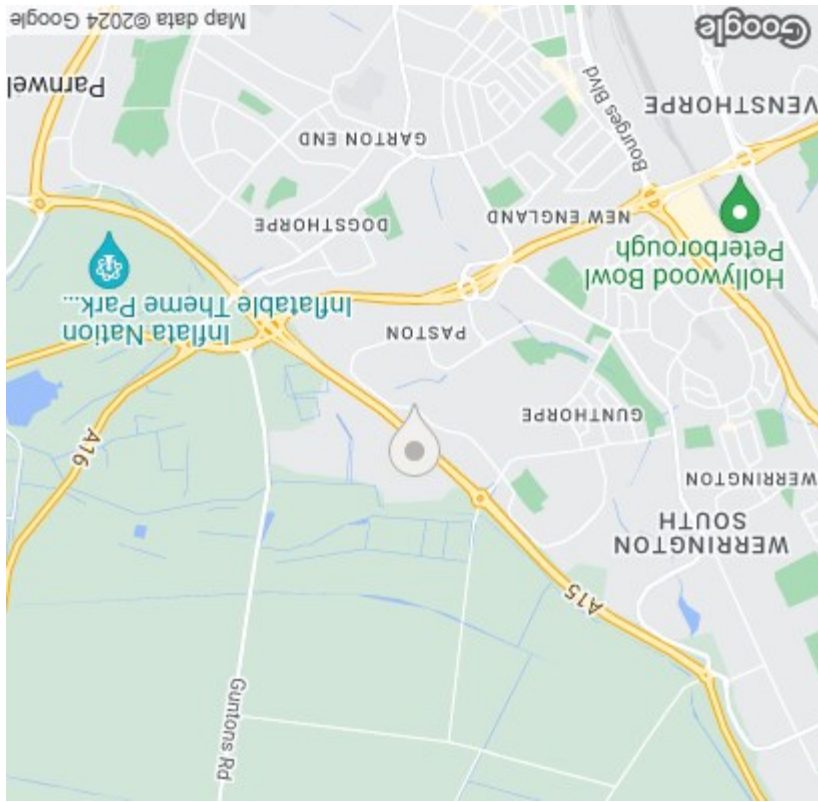


Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Target
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Any energy efficient - lower running costs  
EU Directive 2002/91/EC  
The energy efficient - higher running costs

Energy Efficiency Graph



Area Map

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.

Viewing



Floor Plan



Nightingale Court  
 Peterborough, PE4 7FH

Guide Price £105,000 - Freehold , Tax Band - A



## Nightingale Court

Peterborough, PE4 7FH

### 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.

ONE BEDROOMED, CLUSTER home, located in Gunthorpe. Surrounded by local amenities, within a short commute to local schools, and the City Centre. This home would be perfect for a first time buyer, downsizers, or an investor looking to add to their portfolio. The property briefly comprises entrance into the open plan living/dining room, leading into the kitchen. The kitchen is fitted with a range of matching base and eye level units, with space for a fridge/freezer, washing machine and oven. There is a gas hob with extractor hood over, and sink. A spiral staircase takes you upstairs where you can find a family bathroom that is fitted with a three-piece suite comprising, a WC, wash hand basin and a bath with a shower over. The double bedroom features two storage cupboards and access to the loft. Outside to the side, there is an enclosed garden which is mainly laid to lawn.

**Living/Dining Room**  
8'0" x 13'6"

**Kitchen**  
7'4" x 5'11"

**Landing**  
3'6" x 3'1"



**Master Bedroom**  
7'9" x 13'7"

**Bathroom**  
7'9" x 6'3"

**EPC - D**  
57/83

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
Material Information

Property construction: Standard  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Mains  
Heating: Electric Heaters, Gas Boiler For Hot water  
Heating features:  
Broadband: up to 1000Mbps  
Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Rear  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations:  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: D

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.