



Norman Road
Peterborough, PE1 5LD

Guide Price £175,000 - Freehold , Tax Band - A



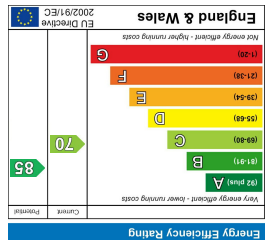
Floor Plan



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: 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

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Welcome to this semi-detached house on Norman Road, Peterborough! This property offers a fantastic opportunity for those looking to take on a renovation project and make it their own. As you step inside, you'll find an entrance hall, living room, kitchen, utility area, downstairs toilet, three bedrooms, and a family bathroom. This property offers fantastic scope to renovate and add value, and even extend, subject to planning permission, means you could create additional facilities to suit your needs. One of the highlights of this property is the large rear garden. The off-street parking is a convenient feature, ensuring you never have to worry about finding a space for your vehicle. Don't miss out on the opportunity to transform this property into your dream home. Contact us today to arrange a viewing and start envisioning the endless possibilities that this semi-detached house on Norman Road has to offer.

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.

Entrance Hall

6'10" x 6'0"

Living Room

10'11" x 18'9"

Kitchen

9'6" x 12'5"

Landing

6'4" x 6'10"



Master Bedroom
14'2" x 9'8"

Bedroom Two
12'1" x 8'11"

Bathroom
8'3" x 5'5"

Bedroom Three
6'3" x 5'10"

EPC - C
70/85

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: Gas
Heating features:
Broadband: up to 1000Mbps
Mobile: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Parking: Driveway, Off Street, Private
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: No
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: C

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.

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