

Garton End Road  
Peterborough, PE1 4EW

Guide Price £185,000 - Freehold , Tax Band - C

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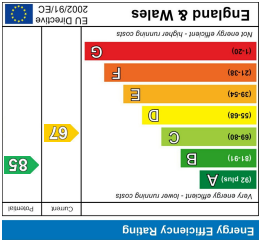
Floor Plan



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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Situated on the conveniently located Garton End Road in Peterborough, just a stones throw away from the City Centre and all local amenities. This spacious bay fronted semi-detached home presents an excellent opportunity for both families and investors alike. Boasting a delightful blend of period features and modern living, this property offers a versatile layout that can easily adapt to your lifestyle needs. This property is offered for sale via modern auction with the added benefit of no forward chain, and offers fantastic scope to cosmetically improve further, whilst adding value in the process.

Upon entering, you are greeted by an entrance hall giving a grand first impression with its high ceilings, followed by two large reception rooms, perfect for entertaining guests or enjoying quiet family evenings. Furthermore, there is a sizeable kitchen diner to the rear with a range of base and eye level cupboards, with a four piece family bathroom to the rear of the property. To the upstairs, the three well-proportioned bedrooms provide ample space for relaxation, while the second bathroom is conveniently located to serve the household. One of the standout features of this home is the large rear garden, which offers a private outdoor sanctuary for gardening, play, or simply unwinding in the fresh air. The expansive garden is a rare find in urban settings, making it an ideal space for families or those who appreciate outdoor living. This property is being offered with no forward chain, ensuring a smooth and efficient purchase process. Whether you are looking to invest in a rental property or seeking a new family home, this semi-detached house on Garton End Road is a remarkable choice. With its combination of character, space, and potential, it is sure to attract considerable interest. Do not miss the chance to make this charming residence your own.

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 £349 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  
13'11" x 4'6"

Storage Room  
10'7" x 2'9"

Living Room  
12'5" x 12'4"

Dining Room  
13'1" x 10'3"

Kitchen  
17'10" x 9'4"

Bathroom  
7'5" x 11'2"

Landing  
10'11" x 9'4"

Master Bedroom  
12'5" x 12'2"



Bedroom Two  
13'3" x 10'4"

Bathroom  
5'0" x 7'4"

Bedroom Three  
9'4" x 9'4"

EPC - D  
67/85

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Street Parking - Permit NOT Required  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Cable  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

