



Denton Road
Peterborough, PE2 8PD

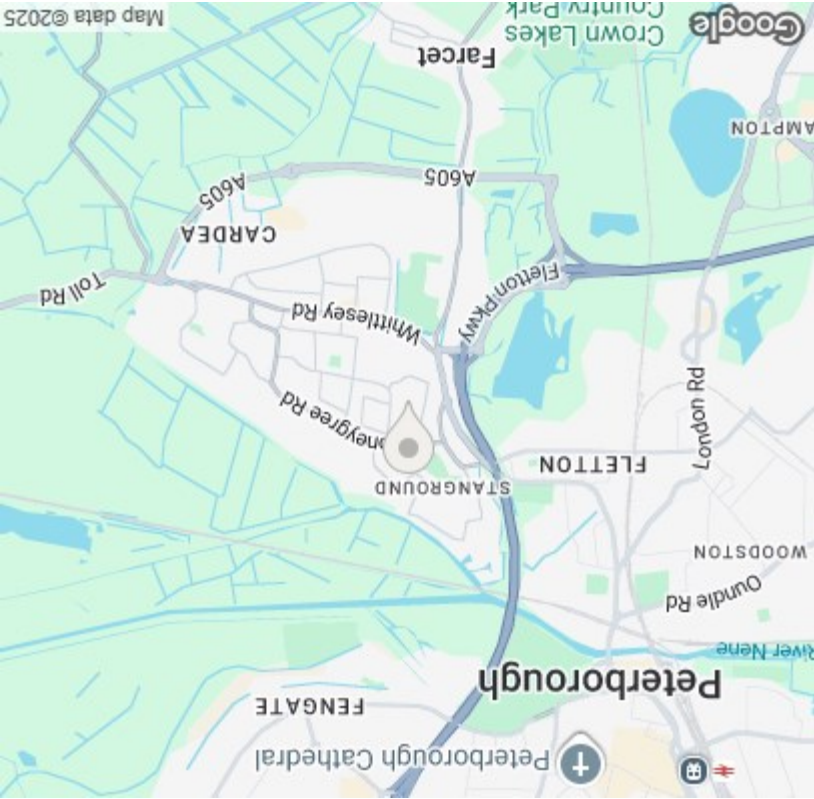
Guide Price £145,000 - Freehold , Tax Band - B



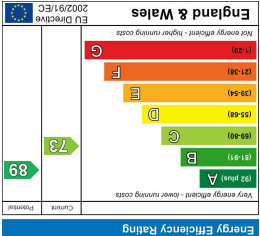
Floor Plan



Area Map



Energy Efficiency Graph



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.

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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Guide Price £145,000-£160,000
Located in a quiet cul-de-sac, this two-bedroom semi-detached bungalow offers excellent potential and is an ideal opportunity for those looking to renovate. The property is offered with no onward chain and benefits from a detached single garage with off-road parking. Positioned close to local amenities and transport links, it's available for sale by modern auction—terms apply. Features include a conservatory to the rear, spacious lounge diner, and a desirable layout. A great investment or downsizer option for buyers looking to add value. ****Probate has been granted****

Set in a peaceful cul-de-sac location, this semi-detached bungalow presents a fantastic renovation opportunity and is available with no forward chain. The internal layout includes a welcoming entrance hall, a well-proportioned lounge diner, and a separate kitchen with side access. The two bedrooms are serviced by a centrally located bathroom, while the conservatory to the rear offers additional living space with access to the garden. Externally, the property benefits from a detached single garage, low maintenance patio garden and off-road parking. Positioned within easy reach of local shops, bus routes, and other essential amenities, it's ideal for investors, downsizers, or anyone keen to personalise their next home. Offered for sale via modern method of auction—terms and conditions apply. Subject to reserve price and buyer fees.

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
1.36 x 1.43 (4'5" x 4'8")

Kitchen
2.99 x 1.88 (9'9" x 6'2")

Lounge Diner
5.51 x 3.14 (18'0" x 10'3")

Hallway
1.99 x 0.90 (6'6" x 2'11")

Master Bedroom
4.51 x 2.73 (14'9" x 8'11")

Bathroom
1.99 x 1.68 (6'6" x 5'6")

Bedroom Two
3.43 x 2.76 (11'3" x 9'0")

Conservatory
2.13 x 2.48 (6'11" x 8'1")



EPC - C
73/89

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Level Access
Shower, Wet Room
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 NOT allowed: 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: Single Garage, Garage Detached, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, 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.

