



Grange Road

West Town, Peterborough, PE3 9DT

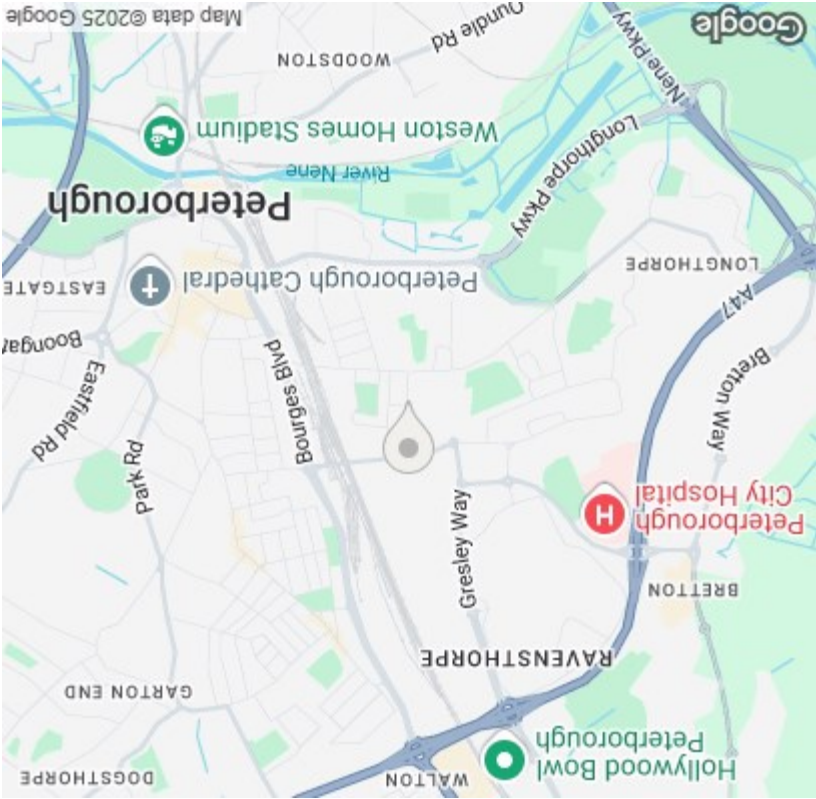
Guide Price £220,000 - Freehold , Tax Band - B



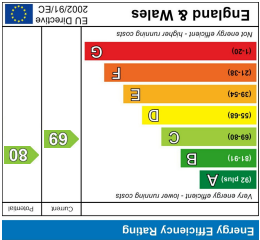
Floor Plan



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.



Grange Road

West Town, Peterborough, PE3 9DT

\*\*\*Guide Price £220,000 - £250,000\*\*\*

A well-proportioned three-bedroom semi-detached family home, ideally located in central Peterborough within walking distance of the train station and hospital. Offered to the market with no forward chain, this property is for sale by modern auction (terms apply) and offers a fantastic opportunity for buyers looking to modernise. Highlights include two reception rooms, a conservatory, kitchen with pantry, a downstairs WC, a three-piece bathroom, an enclosed rear garden, and a detached single garage with parking for multiple vehicles. Virtual tour available.

Set in the heart of Peterborough, this spacious three-bedroom home offers an excellent layout and plenty of potential. The ground floor opens with an entrance hall leading to a front-facing living room and separate dining room, perfect for family life and entertaining. A conservatory to the rear provides an additional seating area overlooking the garden, while the kitchen is equipped with storage units and a handy walk-in pantry. A ground floor WC completes the lower level. Upstairs, the property features three well-proportioned bedrooms, including two doubles and a generous single, all served by a three-piece family bathroom with a bath, a WC, and a wash hand basin. The landing is spacious and bright, linking all rooms efficiently. Externally, the home benefits from a detached single garage, and parking for multiple vehicles to the front. The enclosed rear garden offers side access and a private outdoor space with scope for landscaping or extension (subject to planning). This home is an ideal purchase for families, investors, or commuters, and is available via modern method of auction—a flexible and secure buying process. Early viewing is highly recommended to appreciate the size, potential, and superb location.

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  
2.64 x 3.48 (8'7" x 11'5")

WC  
1.64 x 3.48 (5'4" x 11'5")

Living Room  
3.41 x 4.14 (11'2" x 13'6")

Dining Room  
4.03 x 3.16 (13'2" x 10'4")

Conservatory  
3.21 x 2.48 (10'6" x 8'1")

Kitchen  
2.05 x 3.77 (6'8" x 12'4")

Pantry  
0.92 x 1.67 (3'0" x 5'5")



Landing  
0.76 x 3.49 (2'5" x 11'5")

Master Bedroom  
3.43 x 3.48 (11'3" x 11'5")

Bathroom  
1.82 x 2.00 (5'11" x 6'6")

Bedroom Two  
3.44 x 3.15 (11'3" x 10'4")

Bedroom Three  
2.67 x 2.13 (8'9" x 6'11")

Garage  
2.82 x 4.87 (9'3" x 15'11")

EPC - C  
69/80

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 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: Detached Single Garage, Driveway Private, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Cable  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Excellent

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

