

for sale

guide price **£250,000**



## Tilman Drive Peterborough PE7 0LU

Connells are delighted to present this spacious four bedroom family home, located in the popular Hempsted area. With a large lounge, utility room, a good sized rear garden, driveway and garage this property has lots to offer. Call the Sales office on 01733 229483 to book your viewing.



# Tilman Drive Peterborough PE7 0LU

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



## Entrance Hall

With lino flooring and radiator. Doors leading to cloakroom, lounge and kitchen/diner. Stairs leading to first floor.

## Cloakroom

With w/c, wash hand basin, radiator and lino flooring.

## Lounge

20' 3" x 10' 10" ( 6.17m x 3.30m )

With lino flooring, two radiators, patio door to the rear and bay window to the front.

## Kitchen / Diner

20' 4" x 8' 1" ( 6.20m x 2.46m )

With a range of wall and base units with worktop, a double oven, 4 ring gas hob, sink and drainer, space for a fridge freezer and dishwasher. An understairs storage cupboard, radiator, lino flooring, window to the front, window to the rear and a bay window to the side.

## Utility Room

5' 1" x 6' 10" ( 1.55m x 2.08m )

With boiler, radiator and lino flooring. Space for a washing machine and tumble dryer.

## First Floor Landing

With airing cupboard, access to the loft and doors leading to bedroom one, bedroom two, bedroom three, bedroom four and the bathroom. Carpeted.

## Bedroom One

11' 2" x 10' 11" ( 3.40m x 3.33m )

With fitted double wardrobe, window to the rear, radiator and lino flooring.

## En Suite

With shower, w/c, wash hand basin, extractor fan and window to the rear,

## Bedroom Two

11' 4" x 8' 3" ( 3.45m x 2.51m )

With lino flooring, radiator and a window to the rear.

## Bedroom Three

8' 9" x 7' 9" ( 2.67m x 2.36m )

With lino flooring, radiator and a window to the front.

## Bedroom Four

8' 10" maximum x 8' 2" maximum ( 2.69m maximum x 2.49m maximum )

An L shaped room with lino flooring, radiator, a window to the front and a window to the side.

## Bathroom

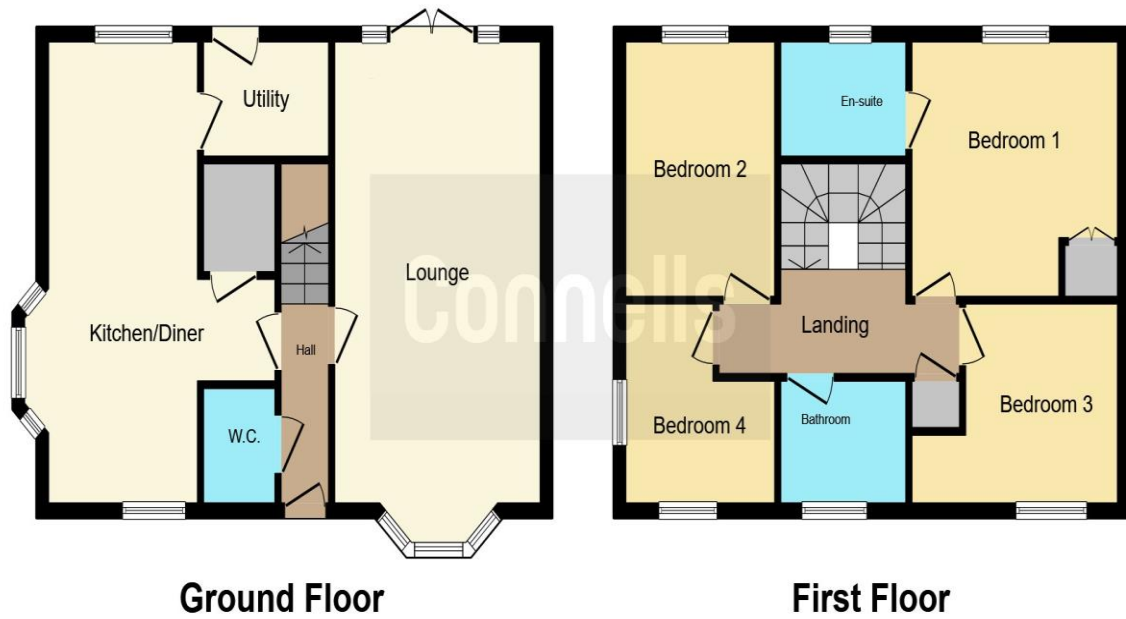
With a bath with shower attachment over, w/c, wash hand basin, extractor fan, lino flooring and a window to the front.

## External

With side access to the rear garden, patio area, decking and artificial grass.

Parking on driveway and single garage.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HAH305614 - 0030

**Tenure:** Freehold

**EPC Rating:** B

**view this property online** [connells.co.uk/Property/HAH305614](http://connells.co.uk/Property/HAH305614)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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