

for sale

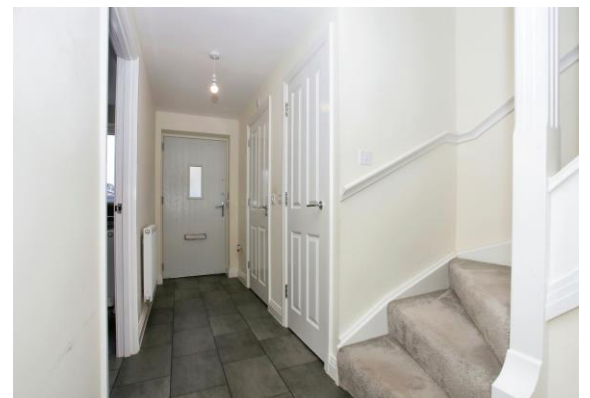
guide price **£250,000** Freehold



Goldcrest Way Hampton Vale Peterborough PE7 8PP

Located on Goldcrest Way in the popular Hampton Vale area, this four bedroom end of terrace property offers spacious accommodation spread over three floors. With a rear garden and off road parking, this is an ideal family home. Call 01733 229483 for more details and to book a viewing.

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Property Details

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 a storage cupboard, tiled flooring, stairs leading to the first floor and doors leading to the kitchen, lounge and cloakroom.

Cloakroom

With a w/c, wash hand basin, heated towel rail, frosted window to the front, tiled flooring and smooth ceiling.

Lounge 13' 7" x 13' 4" maximum (4.14m x 4.06m maximum)

With a storage cupboard, carpet, radiator, tv point, telephone point, smooth ceiling, a window to the rear and French doors leading out to the rear garden.

Kitchen 13' 9" x 5' 10" (4.19m x 1.78m)

With a range of matching wall and base units with worktop over, one and a half sink with a mixer tap and drainer, integrated oven, 4 ring gas hob with extractor hood over, integrated dishwasher, integrated fridge freezer, plumbing space available for washing machine, radiator, window to the front, smooth ceiling and tiled flooring.

First Floor Landing

With carpet, radiator, smooth ceiling, doors leading to the bathroom and bedrooms three and four. Stairs leading to the second floor.

Bedroom Three 13' 4" x 9' 4" (4.06m x 2.84m)

With two windows to the front, carpet, radiator and smooth ceiling.

Bedroom Four 13' 4" x 7' 9" plus recess (4.06m x 2.36m plus recess)

With two windows to the rear, carpet, radiator and smooth ceiling.

Bathroom

With a w/c, wash hand basin with tiled splashback, bath with shower attachment over, heated towel rail, shaver point, tiled flooring and smooth ceiling.

Second Floor Landing

With carpet, smooth ceiling and doors leading to bedrooms one and two.

Bedroom One 11' x 9' 4" plus recess (3.35m x 2.84m plus recess)

With two windows to the front, fitted double cupboard, tv point, radiator, smooth ceiling and carpet. Door leading to the en-suite.

En-Suite

With a w/c, wash hand basin with tiled splashback, double shower cubicle with electric shower, heated towel rail, shaver point, tiled flooring and smooth ceiling.

Bedroom Two 13' 4" x 7' 10" plus recess (4.06m x 2.39m plus recess)

With two windows to the rear, radiator, smooth ceiling and carpet.

External

The enclosed rear garden is mainly laid to lawn with a paved path running down the length of the garden.

The front of the property provides room for off road parking.





To view this property please contact Connells on

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10 Stewartby Avenue Hampton Vale
PETERBOROUGH PE7 8NJ

Tenure: Freehold

EPC Rating: B

Property Ref: HAH305056 - 0006

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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