



 NEWTON FALLOWELL

42 Hall Lane, Werrington Village, Peterborough, PE4 6RA

 **NEWTON FALLOWELL**

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Key Features

- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- Extensive Semi-Detached Home
- GENEROUS PLOT IN HEART OF WERRINGTON VILLAGE
- TWO/THREE BEDROOMS
- Three/Four Reception Rooms & Kitchen
- Downstairs WC & Bathroom with Upstairs En-Suite
- GARAGE & PARKING FOR MULTIPLE VEHICLES
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

Starting Bid £270,000





Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £270,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. An EXTENSIVE semi-detached home situated on a GENEROUS PLOT offering POTENTIAL FOR EXTENSION (subject to planning permission) within the heart of Werrington Village, being sold with NO ONWARD CHAIN. The deceptively spacious accommodation comprises of an entrance hall, lounge to the front of the home, dining room open through to kitchen located to the rear, conservatory, downstairs WC and family bathroom, THREE BEDROOMS with one of the bedrooms located downstairs with useful built-in wardrobes and flexible in its use as either a downstairs bedroom or further reception room, whilst two further bedrooms are located upstairs, one of which benefits from an array of built-in storage and the other boasting an en-suite shower room. Outside there is driveway parking for multiple vehicles, with side gated access leading to the garage. There are gardens to both front and rear, with the latter offering a generous lawn and ample space for extension (STPP).

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





Werrington

Werrington is a suburb of Peterborough, situated to the northern outskirts of the city, whilst still within 3 miles of the city centre and train station, which offers a direct train line into London Kings Cross in under an hour. Werrington offers a local bus route, as well as a wealth of amenities to include Werrington shopping centre hosting a selection of local shops and cafe, Tesco supermarket, Co-op, pharmacy, medical centre, dentists, opticians, petrol stations, various pubs such as The Dragon and the Three Horseshoes, The Cherry House restaurant, local takeaways such as fish and chip shops and Chinese, as well as local schooling such as Werrington Primary School, William Law and Ken Stimpson Secondary School. The Werrington Leisure Centre offers a range of sports and fitness facilities including a sports hall, squash courts, tennis courts, football pitches and fitness classes, whilst Bannatyne's Health Club and Spa provides further fitness classes, a gym and spa facilities.

Entrance Hall

Lounge 3.5m x 5.75m (11'6" x 18'11")

Dining Room 5.14m x 2.92m (16'11" x 9'7")

Kitchen 5.21m x 2.69m (17'1" x 8'10")

WC

Bedroom Three 3.48m x 3.12m (11'5" x 10'2")

Conservatory 3.69m x 2.58m (12'1" x 8'6")

Family Bathroom 2.22m x 1.65m (7'4" x 5'5")

Landing

Bedroom One 5.11m x 3.29m (16'10" x 10'10")

Bedroom Two 3.48m x 3.32m (11'5" x 10'11")

En-Suite 2.52m x 3.27m (8'4" x 10'8")

Garage 7.08m x 2.84m (23'2" x 9'4")





COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

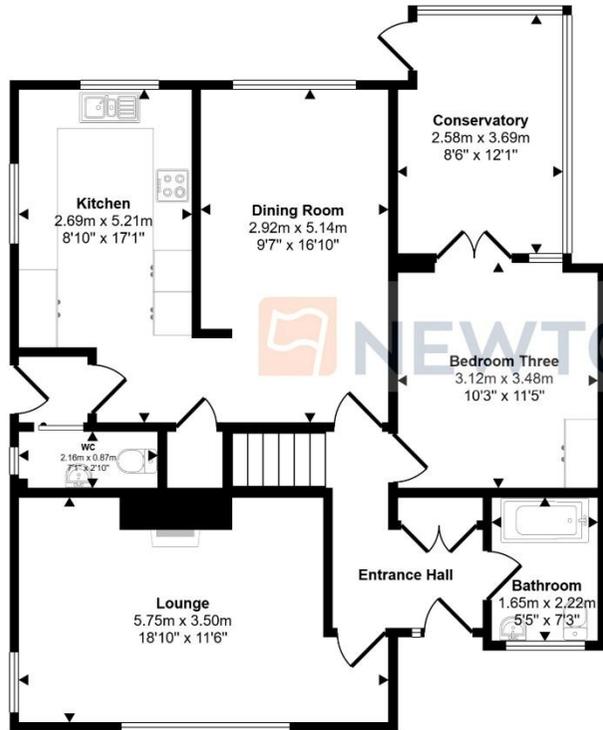
ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

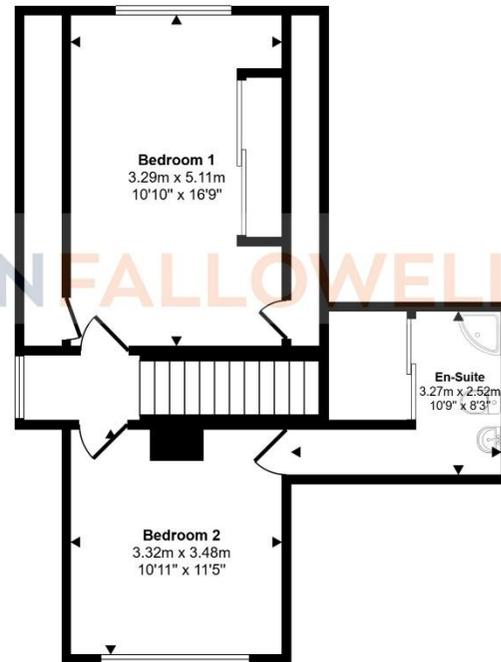
REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

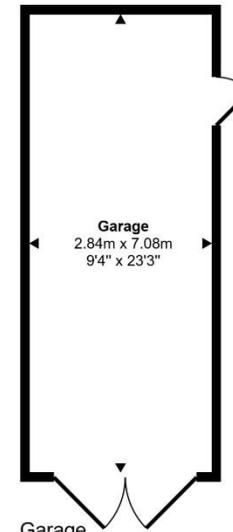
Approx Gross Internal Area
154 sq m / 1654 sq ft



Ground Floor
Approx 85 sq m / 915 sq ft



First Floor
Approx 49 sq m / 523 sq ft



Garage
Approx 20 sq m / 216 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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