



**Connells**

Atherstone Avenue  
Peterborough



### Property Description

Offered for sale via the Modern Method of Auction, this three-bedroom semi-detached home presents an excellent opportunity for buyers seeking a property with generous outdoor space and strong future potential, situated within the established residential area of Netherton.

The ground floor comprises a welcoming entrance hall leading through to a spacious lounge positioned at the front of the property which flows through to the fitted kitchen. To the rear, there is a separate dining room, ideal for family meals or entertaining, with direct access to the garden. The layout offers a practical and versatile living space, with scope for modernisation or reconfiguration subject to requirements.

To the first floor, the property provides three bedrooms, including two well-proportioned doubles and a further single bedroom, all accessed from the central landing. A family bathroom completes the first-floor accommodation.

Externally, the home is particularly well served. To the front and side, a driveway extends through to the rear garden, providing off-road parking and access to the detached garage. The large rear garden is a standout feature, offering excellent space for outdoor entertaining, family use, or future landscaping, with a good degree of privacy.

The property is ideally located for local amenities, schools, and transport links, making it suitable for a range of buyers including families, investors.

### 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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**

Storage cupboard and stairs to first floor.

## **Lounge**

Window to front, carpet and radiator.

## **Dining Room**

Patio door to rear, carpet and radiator.

## **Kitchen**

Window to the rear, door to side, space for four appliances, pantry, high and low level storage with worktops over, tiled splashbacks, stainless steel sink/drainer with mixer

## **First Floor Landing**

Airing cupboard, window to side and loft access.

## **Bedroom One**

Window to front, carpet and radiator.

## **Bedroom Two**

Window to rear, carpet and radiator.

## **Bedroom Three**

Window to front, carpet and radiator.

## **Shower Room**

Walk in shower, window to rear, tiled flooring, radiator, WC and wash hand basin.

## **Outside**

### **Rear Garden**

Grass and patio area, well established

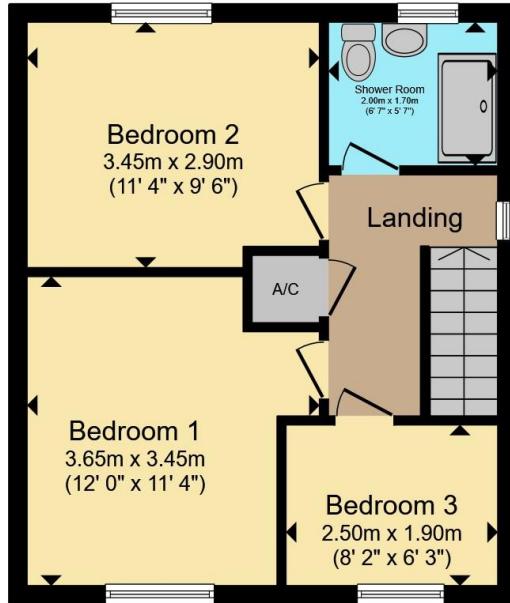
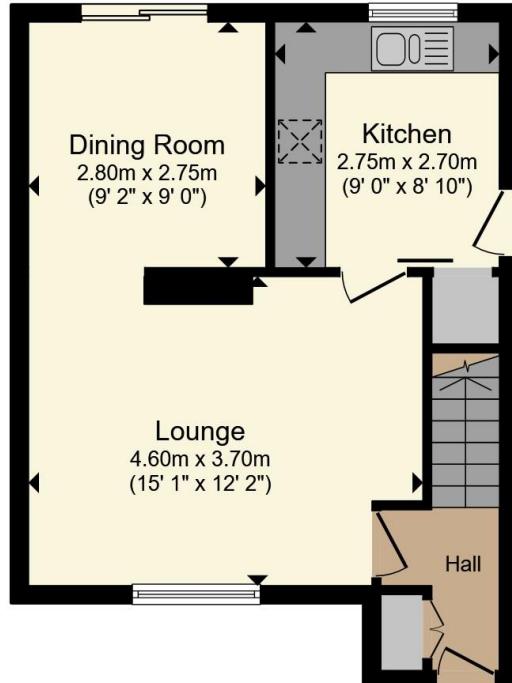
### **Front**

Driveway leading to garage.

### **Detached Garage**

Side door, window to rear.





Total floor area 75.2 m<sup>2</sup> (810 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Connells

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PETERBOROUGH PE1 1NA

EPC Rating: D    Council Tax  
Band: C

view this property online [connells.co.uk/Property/PBO312667](http://connells.co.uk/Property/PBO312667)

Tenure: Freehold



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