



Connells

Sherborne Road
Dogsthorpe Peterborough



Property Description

Situated in a popular residential location, this three-bedroom semi-detached home offers well-proportioned accommodation throughout and presents an excellent opportunity for families, first-time buyers, or investors alike.

The ground floor comprises a welcoming entrance hall leading to a spacious lounge, providing a comfortable living space with plenty of natural light. To the rear of the property is a generous open-plan kitchen/dining room, offering an excellent space for both everyday family life and entertaining guests, with direct access to the rear garden.

To the first floor, the landing provides access to three bedrooms, including two well sized doubles and a further single bedroom which could also be utilised as a home office or nursery. The accommodation is completed by a family bathroom and a separate WC, adding convenience for busy households.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor relaxation, children, and pets. To the front and side, there is a driveway providing off-road parking for multiple vehicles, together with a garage offering additional storage or vehicle accommodation.

Offering excellent potential and practical family living space, this property is available for sale via the Modern Method of Auction and early viewing is highly recommended.

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.

Agent Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

Entrance Hall

Windows to front and side and stairs to first floor.

Lounge

Window to the front, carpet, radiator, double doors to kitchen/diner.

Kitchen/Diner

Sliding doors to rear, window to rear, storage cupboard, high and low level storage with worktops over, laminate flooring, carpet in dining area, tiled splashbacks, cooker, wall mounted boiler, space for washing machine and radiator.

First Floor Landing

Window to the side and airing cupboard.

Bedroom One

Window to the front, carpet and radiator.

Bedroom Two

Window to the rear, carpet and radiator.

Bedroom Three

Window to the front, carpet and radiator.

Bathroom

Window to the rear, wash hand basin, bath

Separate Wc

Window to the rear, WC.

Outside

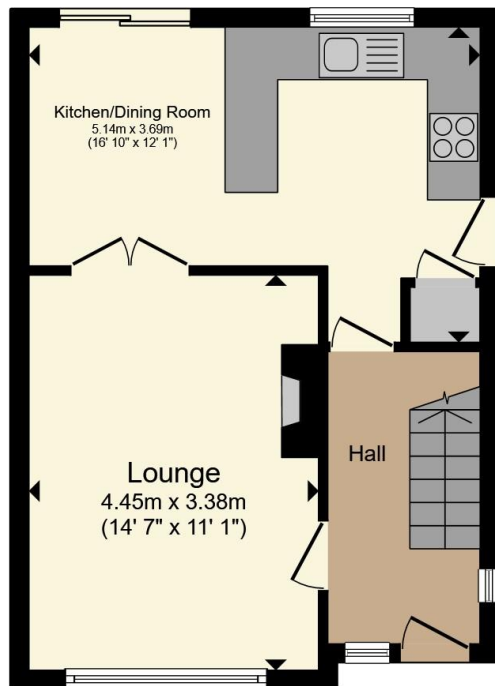
Rear Garden

Laid to lawn, enclosed, patio area and two apple trees.

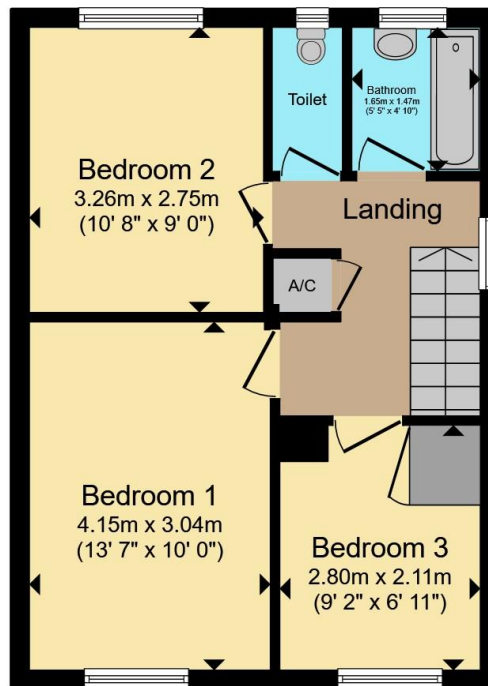
Front

Gravel and concrete driveway, iron gates leading to brick built garage with up and over door.





Ground Floor



First Floor

Total floor area 74.9 m² (806 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



To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/PBO312288

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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