

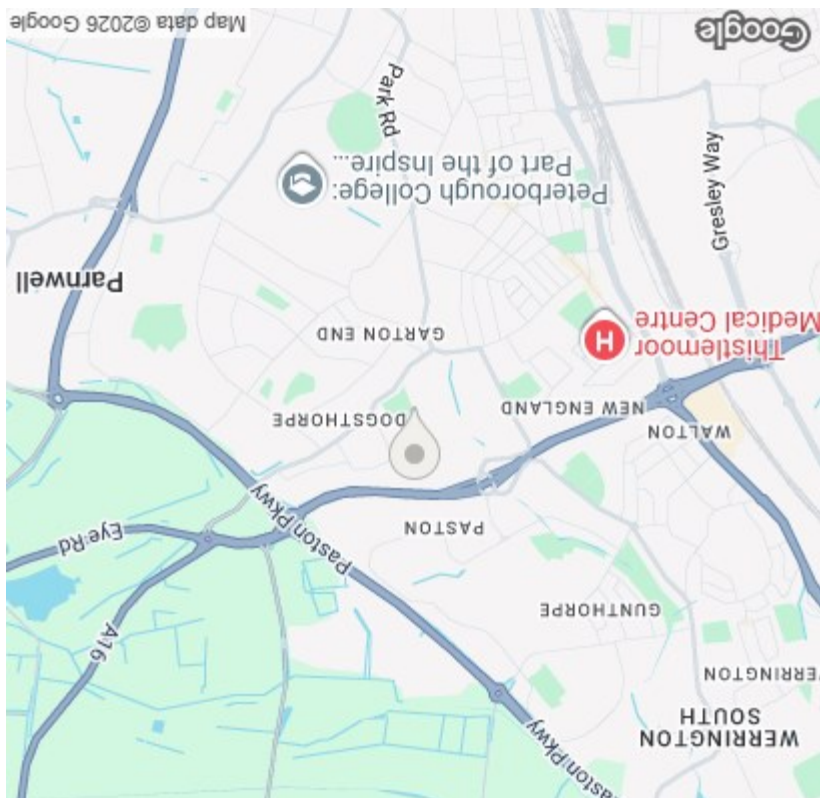
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

**Viewing**  
 Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Minimum
A (92-100)	A (81-91)
B (81-91)	B (69-80)
C (69-80)	C (55-68)
D (55-68)	D (39-54)
E (39-54)	E (21-38)
F (21-38)	F (1-20)
G (1-20)	G (1-20)

Any energy efficient lower rating costs  
 Any energy efficient lower rating costs  
 The energy efficient - higher rating costs  
 EPC 2020/1/EC

**Energy Efficiency Graph**



**Area Map**



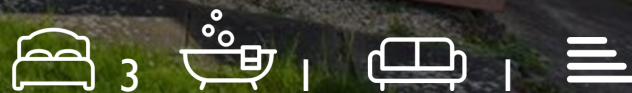
**Floor Plan**



**Welland Close**

Dogsthorpe, Peterborough, PE1 3SD

**Guide Price £75,000 - Freehold , Tax Band - A**



# Welland Close

## Dogsthorpe, Peterborough, PE1 3SD

A three bedroom semi detached bungalow situated in a quiet cul-de-sac on Welland Road, offered to the market with no forward chain. The property benefits from off road parking, a private enclosed rear garden, and a conservatory with adjoining utility space. Requiring full modernisation throughout, this prefabricated construction is available to CASH BUYERS ONLY and presents an excellent opportunity to add value.

Positioned within a peaceful cul-de-sac setting, this three bedroom semi detached bungalow offers fantastic potential for buyers looking to refurbish and create a home to their own specification. Offered with no forward chain, the property provides a straightforward purchase for cash buyers seeking an investment or project. The accommodation is arranged around a central entrance hall, leading to a spacious living and dining room with good natural light. The kitchen sits to the rear, providing access through to a generous conservatory which overlooks the garden and connects to a useful utility area and additional storage space. There are three well proportioned bedrooms, including a good sized principal bedroom and two further rooms suitable for family, guests or home office use. A family bathroom and separate WC add practicality to the layout. Externally, the property benefits from off road parking to the front, while the rear offers a private enclosed garden with scope for landscaping and improvement. In need of modernisation throughout, this prefabricated bungalow presents an excellent opportunity for investors or buyers looking to unlock potential in a desirable and quiet location. Probate has been granted.

### AUCTIONEER COMMENTS:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (amsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

**Entrance Hall**  
1.81 x 4.85 (5'11" x 15'10")

**Living/Dining Room**  
5.47 x 3.61 (17'11" x 11'10")

**Kitchen**  
3.08 x 3.63 (10'1" x 11'10")

**Conservatory**  
5.17 x 2.24 (16'11" x 7'4")

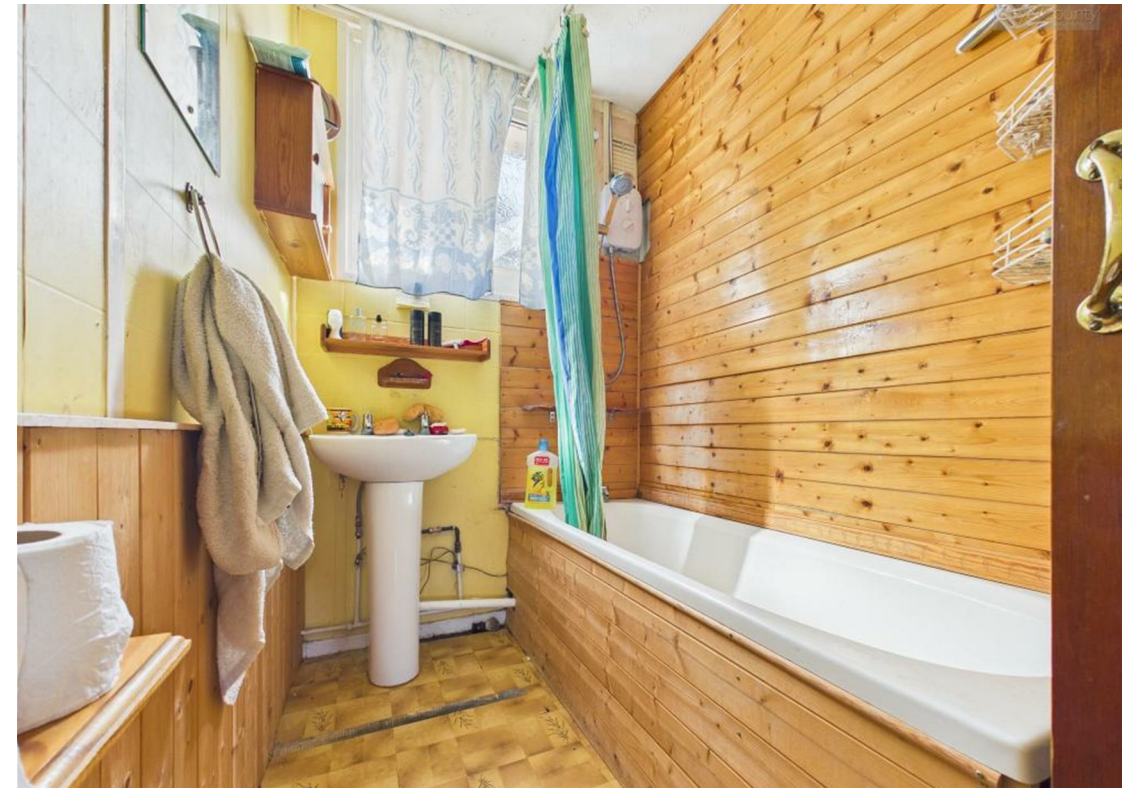
**Utility Room**  
1.84 x 1.13 (6'0" x 3'8")

**Master Bedroom**  
3.66 x 3.10 (12'0" x 10'2")

**Bedroom Two**  
2.92 x 3.66 (9'6" x 12'0")

**Wardrobe In Bedroom Two**  
1.24 x 0.54 (4'0" x 1'9")

**WC**  
0.93 x 2.45 (3'0" x 8'0")



**Bathroom**  
1.48 x 2.42 (4'10" x 7'11")

**Bedroom Three**  
2.38 x 3.62 (7'9" x 11'10")

**Storage Shed**  
1.86 x 2.47 (6'1" x 8'1")

**EPC - D**  
56/77

**Tenure - Freehold**

### IMPORTANT LEGAL INFORMATION

Construction: Aluminium Pre Fab Externals Walls, Inner Walls Stud & Plasterboard  
 Accessibility / Adaptations: None  
 Building safety: No  
 Known planning considerations: None  
 Flooded in the last 5 years: No  
 Sources of flooding: n/a  
 Flood defences: No  
 Coastal erosion: No  
 On a coalfield: No  
 Impacted by the effect of other mining activity: No  
 Conservation area: No  
 Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No  
 Listed building: No  
 Permitted development: No  
 Holiday home rental: No  
 Restrictive covenant: No  
 Business from property NOT allowed: No  
 Property subletting: No  
 Tree preservation order: No  
 Other: No  
 Right of way public: No  
 Right of way private: No  
 Registered easements: No  
 Shared driveway: No  
 Third party loft access: No  
 Third party drain access: No  
 Other: No  
 Parking: Driveway Private  
 Solar Panels: No  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Gas Mains  
 Internet connection: Cable  
 Internet Speed: up to 1800Mbps  
 Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

