



Baldwin Close, Wittering Peterborough
Guide Price £160,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain !!
- Quiet location,

Finished to a high standard throughout, this property offers well-proportioned and modern living accommodation, making it an ideal first-time purchase or investment opportunity. The ground floor features a spacious and versatile lounge/diner, perfect for both relaxing and entertaining.

The contemporary kitchen is well-appointed and leads through to a useful utility room, which in turn provides direct access to the rear garden. Outside, the fully enclosed rear garden has been thoughtfully arranged with a patio seating area, a well-maintained lawn, and a selection of shrubs to the rear, creating a pleasant and private outdoor space. Upstairs, the property comprises two generous double bedrooms, both benefitting from built-in wardrobes, along with a modern family



bathroom. Further benefits include allocated parking, enhancing the convenience of this charming home.

Agents note: There is a service charge which is approximately £346 per annum.

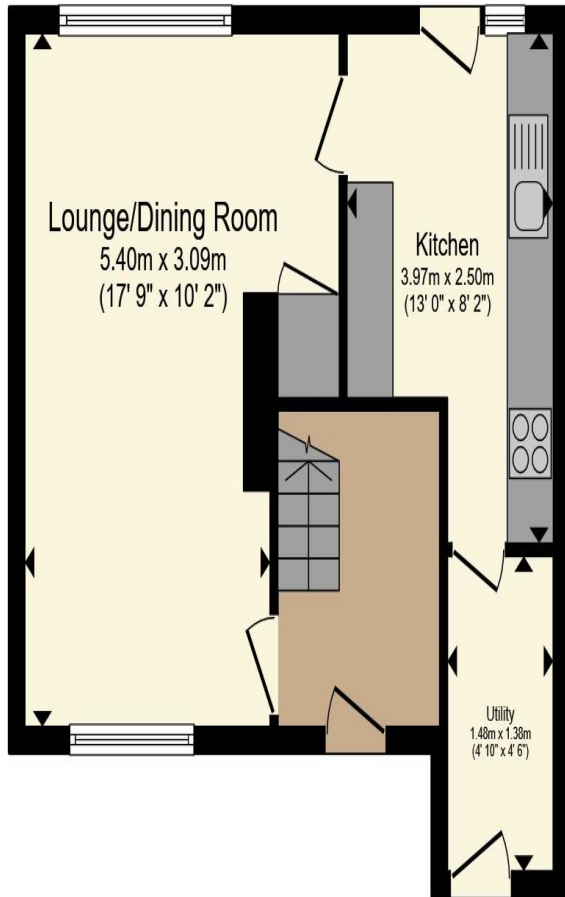
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

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 is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

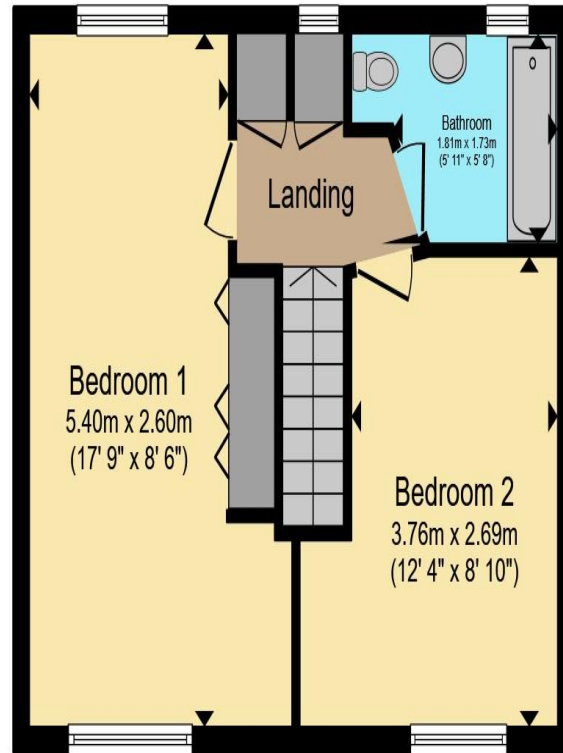
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. 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





Ground Floor



First Floor

Total floor area 76.5 m² (824 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

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taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

To view this property call Sharman Quinney on:
01832 274567

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 01832 274567

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: OUN202917 - 0001

