Connells

Gransley Rise
Peterborough

Gransley Rise
Peterborough PE3 7HY

for sale guide price
£115,000

Property Description

Offered for sale via the Modern Method of Auction, this well-presented two bedroom mid-terraced home offers a practical layout ideally suited to first-time buyers, small families or investors. The property is approached via a porch, leading into an entrance hall with stairs rising to the first floor and access to the main living accommodation.

The ground floor features a spacious living room to the front, providing a comfortable and welcoming space for relaxing or entertaining. To the rear, there is a kitchen/dining room, offering a range of units with space for appliances and direct access to the garden, creating a sociable area for everyday living. A useful ground floor cloakroom completes the downstairs accommodation.

Upstairs, the landing leads to two well-proportioned bedrooms, both offering good space for furnishings. The accommodation is served by a shower room.

Outside, the property benefits from an enclosed rear garden, ideal for outdoor seating and low-maintenance enjoyment. Additionally, there is a detached garage providing valuable storage or off-road parking.

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 Porch

Windows to front and side, stairs to first floor and door to side.

Lounge

Window to the front, carpet, coving, electric heater and electric fireplace.

Kitchen/Diner

Window to the rear, cupboard, space for four appliances, high and low level storage with worktops over, tiled walls and flooring, coving, stainless steel sink/drainer with mixer tap, door to porch.

Downstairs Wc

Wash hand basin, WC and tiled splashbacks.

First Floor Landing

Loft access.

Bedroom One

Window to front, integrated storage and wood flooring.

Bedroom Two

Window to rear, wood flooring

Shower Room

Shower cubicle, wash hand basin, WC, tiled walls and window to the rear.

Outside

Rear Garden

Storage cupboard, shed, grass and patio area.

Front Garden

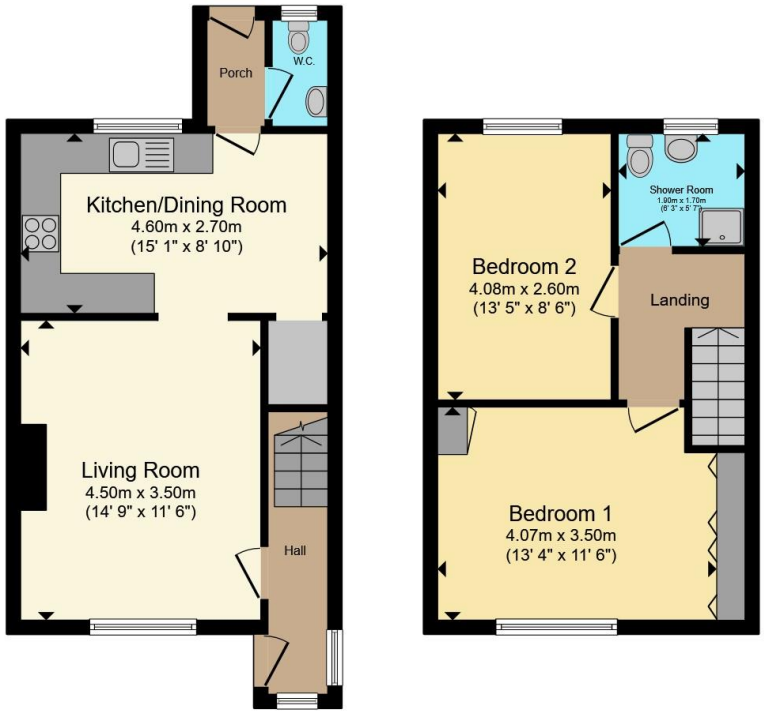
Grass area, mature bushes.

Garage En Bloc

Up and over door.

Agent Note

'Please note that the AML fee covers 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.'



Ground Floor **First Floor**

Total floor area 71.3 m² (767 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

Connells

To view this property please contact Connells on

T 01733 314 775
E peterborough@connells.co.uk

14 Cowgate
PETERBOROUGH PE1 1NA

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/PBO312893

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.