



**Gildenburgh Avenue, PETERBOROUGH PE1 4RF**

welcome to

## Gildenburgh Avenue, PETERBOROUGH

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- Three-bedroom link-detached property
- Driveway and garage

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£240,000**

Three Bedrooms | Link-Detached | Driveway & Garage | No Chain

This three-bedroom link-detached property offers comfortable accommodation and represents an excellent opportunity for both first-time buyers and investors. Situated within the popular PE1 area, the home is currently tenanted but is being sold with no onward chain, allowing for a smooth and flexible purchase.

The property provides well-proportioned living space throughout, with a practical layout ideal for modern living. Externally, it benefits from a private driveway and garage, offering ample off-road parking and storage.

To the rear, the home enjoys a nicely sized garden, providing a pleasant outdoor space suitable for relaxation, entertaining, or family use. The property has been well maintained and offers a solid foundation with scope for future personalisation or rental continuation.

With its combination of space, parking, and no chain, 8 Gildenburgh Avenue is a strong option for buyers seeking a straightforward purchase in a convenient location.

### 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

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Property Ref:  
PCG123575 - 0002

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