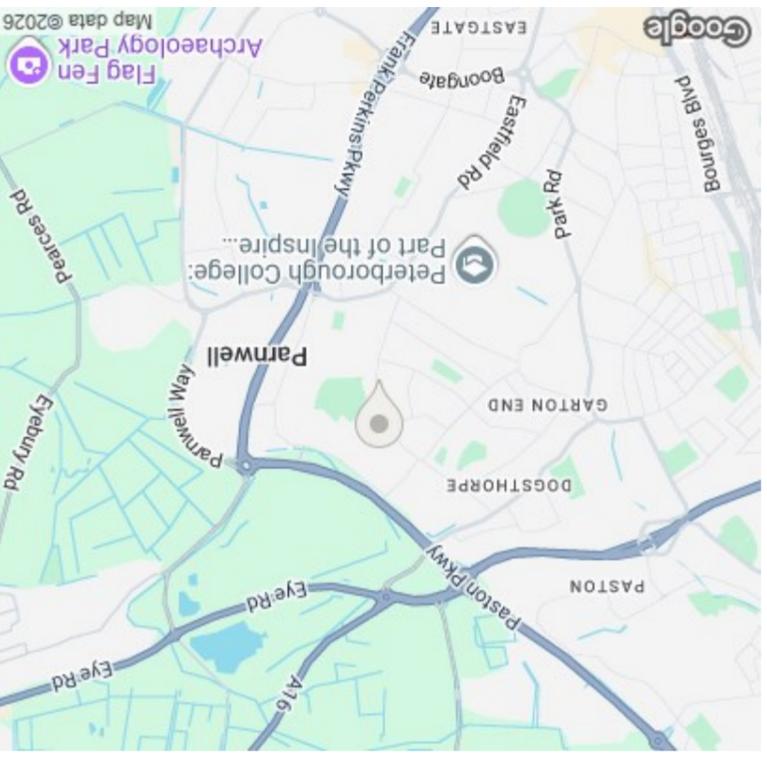


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantee. 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 and 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. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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 Graph



Area Map



Floor Plan



Beechwood Close

Dogsthorpe, Peterborough, PE1 4PN

By Auction £159,950 - Freehold , Tax Band - A



Beechwood Close

Dogsthorpe, Peterborough, PE1 4PN

Nestled on a generous corner plot in the popular area of Dogsthorpe, Peterborough, Beechwood Close offers an exciting opportunity for first-time buyers or investors alike. This semi-detached property, available with no forward chain and probate already granted, provides a blank canvas ready to make your own. Conveniently located within easy reach of Peterborough City Centre and well-served by local transport links, it ensures excellent accessibility to all amenities. The home also benefits from on-street parking and is available to purchase via modern auction, presenting a straightforward and transparent buying process.

Beechwood Close in Dogsthorpe, Peterborough, presents a charming semi-detached home offering both space and versatility, ideal for first-time buyers or investors seeking a well-located property. Set on a generous corner plot, this inviting residence features a thoughtfully designed layout spread across two floors. The ground floor welcomes you with a bright entrance hall leading into a spacious living room, perfect for relaxing or entertaining. The adjoining kitchen offers a practical and sociable layout, seamlessly connecting to the living area. Completing the ground floor are a handy hallway, a separate WC, a useful storage room, and an outbuilding that provides additional flexibility for a utility area, workshop, or garden storage. Upstairs, the home continues to impress with two well-proportioned bedrooms, including a comfortable master bedroom and a second double room, both served by a modern shower room. The layout is both practical and stylish, offering a well-balanced flow throughout. Positioned close to Peterborough City Centre, Beechwood Close benefits from excellent local transport links and on-street parking. With no forward chain, probate granted, and the option to purchase via modern auction, this property represents a fantastic opportunity to secure a home with great potential in a convenient and popular location.

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 (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 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
2.80 x 2.49 (9'2" x 8'2")

Living Room
4.06 x 4.19 (13'3" x 13'8")

Kitchen
1.52 x 4.95 (4'11" x 16'2")

Hallway
0.92 x 2.45 (3'0" x 8'0")

Storage Room
1.25 x 1.50 (4'1" x 4'11")

WC
1.23 x 0.86 (4'0" x 2'9")

Outbuilding
1.55 x 2.42 (5'1" x 7'11")



Landing
1.66 x 1.21 (5'5" x 3'11")

Master Bedroom
4.20 x 3.01 (13'9" x 9'10")

Shower Room
2.45 x 1.95 (8'0" x 6'4")

Bedroom Two
3.25 x 3.75 (10'7" x 12'3")

EPC - E
47/74

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
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: 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: Street Parking - Permit Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fibre
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.

