



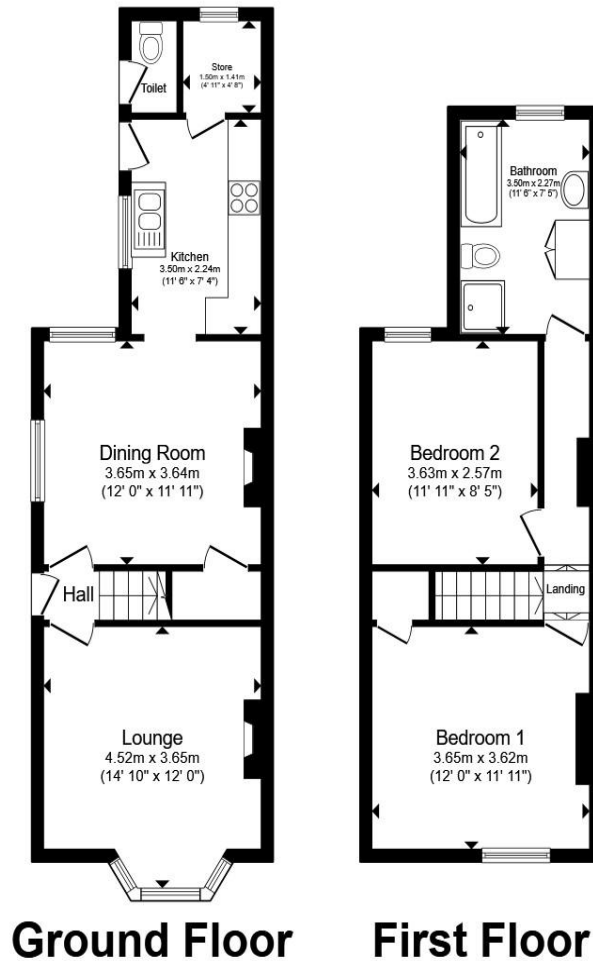
Chapel Street, Stanground Peterborough PE2 8JG

welcome to

Chapel Street, Stanground Peterborough

"Charming 2-Bedroom Semi-Detached Home with No Onward Chain" Situated on Chapel Street, this two-bedroom semi-detached property presents an excellent opportunity for first-time buyers or investors alike. Offered to the market with no onward chain, the home is ready for a smooth and hassle-free purchase. The ground floor boasts two well-proportioned reception rooms, offering flexible living and dining space, ideal for both relaxing and entertaining. The layout provides plenty of potential to modernise and create a stylish, open and inviting environment tailored to your taste. A galley style Kitchen and Utility Pantry Room. Upstairs, the property features two comfortable bedrooms along with a spacious four-piece family bathroom, comprising a bath, separate shower, wash basin, and WC-perfect for modern family living. While the home would benefit from minor renovation, it offers fantastic scope to add value and personalise, making it an ideal project for buyers looking to put their own stamp on a property.





Total floor area 83.7 m² (901 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



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.

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Chapel Street, Stanground Peterborough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- Two-bedroom semi-detached property
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£150,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PCG123456](https://www.williamhbrown.co.uk/Property/PCG123456)



Property Ref:
PCG123456 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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