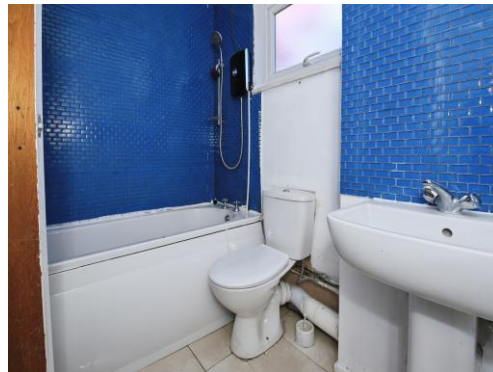




Connells

Bringhurst
Orton Goldhay Peterborough



Property Description

This substantial five-bedroom townhouse presents an excellent investment opportunity in the established residential area of Orton Goldhay, ideally suited for investors targeting strong rental demand from professional sharers or larger households.

The accommodation is arranged over three well-planned floors, offering versatile living space that can be configured to maximise rental income. The ground floor comprises a generous kitchen/dining room to the rear with direct access to the garden, a separate study or additional bedroom, entrance hall, and ground floor WC—features that are particularly attractive for shared occupancy.

The first floor provides a spacious central living room, which has potential to be utilised as an additional letting room if required, alongside a further double bedroom and useful storage space. The second floor hosts three more bedrooms and a family bathroom, completing the accommodation and ensuring strong bedroom-to-bathroom ratios for tenants.

Externally, the property benefits from a private rear garden, adding appeal for tenants seeking outdoor space. There is communal parking available, along with additional parking directly to the front of the property, enhancing convenience and rental desirability.

The property is being sold via Modern Method of Auction, offering a transparent and secure purchasing process with reduced risk of fall-through—an advantage for investors looking to proceed with confidence.

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 Hall

Stairs to first floor and storage cupboard.

Downstairs Wc

Window to front and WC.

Study

Window to front, tiled flooring and radiator.

Kitchen/Diner

Window to the rear and door to the rear, high and low level storage with worktops over, tiled flooring, tiled splashbacks, appliances included, oven with induction hob and hood, stainless steel sink/drainers with mixer tap.

First Floor Landing

Storage.

Bedroom One

Two windows to the front, carpet and built in wardrobe.

Lounge/Bedroom

Two windows to the rear, carpet, radiator and storage.

Second Floor

Bedroom Four

Window to the front, carpet and radiator.

Bedroom Two

Window to rear, carpet and radiator.

Bedroom Three

Window to the rear, carpet and radiator.

Bathroom

Window to the front, bath with shower over, WC, wash hand basin, tiled flooring.

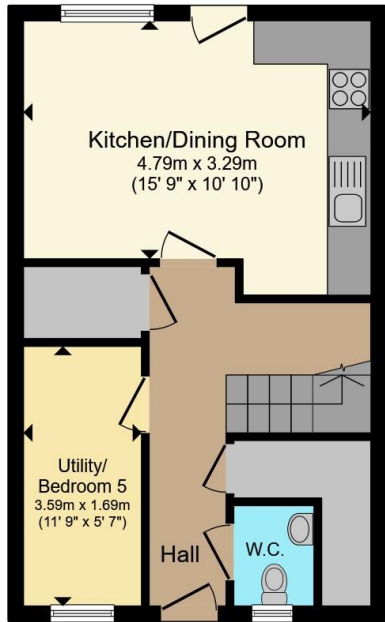
Outside

Rear Garden

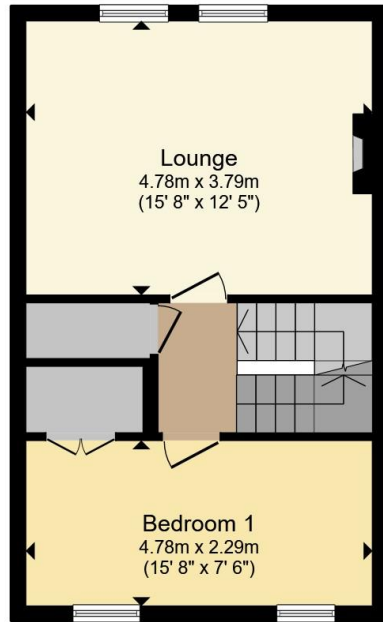
Laid to lawn.

Driveway

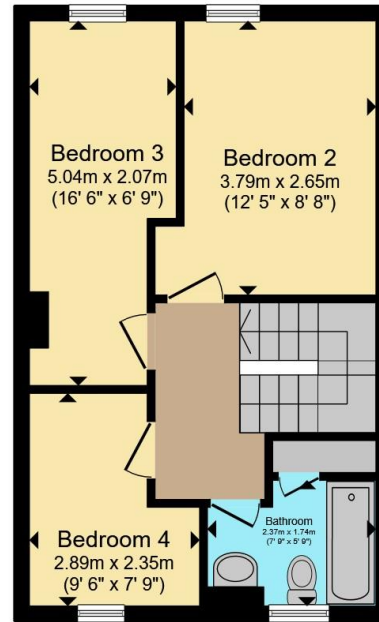




Ground Floor



First Floor



Second Floor

Total floor area 116.0 m² (1,248 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



To view this property please contact Connells on

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EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/PBO312906

Tenure: Freehold



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.

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