



**Stallebrass Close, Peterborough PE2 8RX**

**welcome to**

## **Stallebrass Close, Peterborough**

**\*\*\*SOLD WITH NO CHAIN \*\*\*\*** Welcome to this lovely three-bedroom detached bungalow, proudly offered by William H Brown and tucked away in a peaceful cul-de-sac in the ever-popular Stanground area of Peterborough. Set on a generous plot, this home is brimming with potential. Inside, you'll find a welcoming entrance hall leading to a bright and comfortable lounge, a well-proportioned kitchen, three cosy bedrooms, a lovely conservatory ideal for relaxing, and a shower room. Outside, the property continues to impress with a neat front garden, driveway, and garage positioned to the side of the bungalow. The private, enclosed rear garden offers a perfect space for enjoying quiet mornings, family gatherings, or gardening projects. Stanground itself is a fantastic location, offering a wide range of amenities right on your doorstep. You'll find highly regarded primary and secondary schools within walking distance, along with a nearby nursery/preschool. Local conveniences include a selection of shops, a doctors surgery, petrol station, and car garage. Excellent transport links make commuting easy, with quick access to the city centre and the A1 just a 10-minute drive away. This is a wonderful opportunity to own a lovely home in a friendly, well-connected neighbourhood—and with no onward chain, it's ready for its next chapter.





Total floor area 91.8 m<sup>2</sup> (988 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](http://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.

## Entrance Hall

## Lounge

## Kitchen

## Bedroom One

## Bedroom Two

## Bedroom Three

## Shower Room

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## Stallebrass Close, Peterborough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SOLD WITH NO CHAIN
- DETACHED BUNGALOW
- THREE BEDROOMS
- GARAGE AND DRIVE
- CUL-DE-SAC LOCATION

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

guide price

**£200,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/FLE104962](http://williamhbrown.co.uk/Property/FLE104962)



Property Ref:  
FLE104962 - 0004

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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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