



Low Cross, Whittlesey, Peterborough  
**Guide Price £180,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Updating Required Throughout
- Two Reception Rooms

## Accommodation Includes

Entrance hall

Living room 3.64m x 3.8m (11'9" x 12'4") maximum including recess

Kitchen 3.33m x 2.26m (10'9" x 7'4") maximum into recess. Walk-in pantry

Dining room 3.34m x 3.32m (10'9" x 10'9") maximum including recess

Sunroom/lean-to 3.13m x 4.71m (10'2" x 15'4") maximum including recess

Downstairs WC



## First floor landing

Bedroom one 3.64m x 3.8m (11'9" x 12'4") maximum including recess. Walk-in cupboard

Bedroom two 3.34m x 3.34m (10'9" x 10'9") maximum into recess

## Bathroom

Outside: Laid to gravel at the front with shrub borders, driveway to the side leading to the garage. Good size rear garden mainly laid to lawn with a variety of flower beds and concrete pathways. There are two brick-built outbuildings. Garage 4.76m x 3.04m (15'6" x 10') opening to lean-to outbuilding 3.36m x 2.14m (11' x 7') door leading to the rear.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

## 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.

To view this property call Sharman Quinney on:  
**01733 205000**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 205000

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WHT204725 - 0001

