



Connells

Grange Avenue
Peterborough



Property Description

Offered for sale with no onward chain via the Modern Method of Auction, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to put their own stamp on a well-proportioned property.

The accommodation is arranged over two floors and, in brief, comprises an entrance hall with stairs rising to the first floor. To the front, a spacious lounge provides a comfortable living area, featuring a bay-style window that allows for plenty of natural light. To the rear, a separate dining room offers an ideal space for family meals and entertaining, with a door leading through to the kitchen. The kitchen is fitted along one side and provides access out to the rear of the property, offering scope for improvement or reconfiguration if desired.

Upstairs, the first floor hosts three bedrooms, including two well-sized doubles and a further single room, making the property suitable for families or those requiring a home office. The accommodation is completed by a family bathroom accessed from the landing.

Externally, the property benefits from an enclosed rear garden, which includes an outbuilding providing useful storage or potential workshop space. To the front, there is a driveway offering off-road parking.

This property is offered with no onward chain and is available via the Modern Method of Auction, making it an attractive prospect for a

range of buyers. Early viewings are recommended to appreciate the potential on offer.

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

Door to front, stairs to first floor and storage.

Lounge

Bay window to the front, carpet, radiator, dado rail, coving and electric fireplace.

Dining Room

Door and bay window to the rear, laminate flooring and radiator.

Kitchen

Door to side, window to the rear, high and low level storage with worktops over, tiled flooring, double oven with gas hob and hood, spotlights, coving, space for appliances, 1 and 1/2 basin with mixer tap.

First Floor Landing

Window to the side.

Bedroom One

Bay window to the front, carpet, radiator and coving,

Bedroom Two

Window to the rear, carpet, coving and radiator.

Bedroom Three

Bay window to the front, carpet, coving and radiator.

Bathroom

Window to the rear, tiled walls, vinyl flooring, bath, wash hand basin WC and shower cubicle.

Outside

Rear Garden

Laid to lawn and outbuilding.

Front

Driveway, lawn area and access to rear garden.







Total floor area 103.8 m² (1,117 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: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/PBO312850



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.

Connells Residential is registered in England and Wales under company number 1489613, 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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