Glenton Street

Eastgate, Peterborough, PE1 5HH

Guide Price £175,000 - Freehold, Tax Band - B

3 | 1 | E

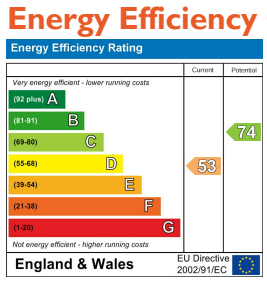
Floor Plan

Area Map

Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Glenton Street

Eastgate, Peterborough, PE1 5HH

Situated in the quiet cul-de-sac of Glenton Street, close to Peterborough City Centre, this semi-detached home offers spacious accommodation, front and rear gardens, a single garage, and a pleasant outlook backing onto allotments. Offered for sale with no forward chain, the property provides an excellent opportunity for buyers looking to modernise and add their own personal touch, with the home benefiting from some cosmetic updating throughout.

Situated within the popular cul-de-sac of Glenton Street, conveniently close to Peterborough City Centre, this semi-detached home presents an excellent opportunity for buyers seeking a property with fantastic potential and offered for sale with no forward chain. The property enjoys both front and rear gardens, backs directly onto allotments providing a pleasant and private outlook, and also benefits from a single garage. Internally, the accommodation is well laid out across two floors and would benefit from some cosmetic updating throughout, allowing prospective purchasers the chance to modernise and personalise the home to their own taste. Upon entering the property, you are welcomed into the entrance hallway which provides access to the principal ground floor accommodation and staircase rising to the first floor. The spacious living room offers a comfortable reception space with plenty of natural light and ample room for both seating and entertaining, creating a warm and inviting heart to the home. To the rear of the property, the kitchen diner spans the width of the house and provides an excellent space for everyday family living and dining, with views over the rear garden and allotments beyond. Upstairs, the landing connects all first-floor rooms and includes access to the family bathroom. The master bedroom is a generous double room positioned to the rear of the property, while the second bedroom offers further well-proportioned accommodation. A third bedroom provides versatility and could serve equally well as a child's bedroom, nursery, dressing room, or home office depending on individual requirements. Externally, the rear garden enjoys a pleasant backdrop backing onto allotments, creating a more open feel and an enjoyable outdoor setting, while the front garden adds further curb appeal to the property. The single garage offers useful storage or parking options, completing this appealing home which is ideally located for access to local amenities, transport links, and Peterborough City Centre.

AUCTIONEER COMMENTS:
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Entrance Hall
1.29 x 2.43 (4'2" x 7'11")

Living Room
4.29 x 4.08 (14'0" x 13'4")

Kitchen Diner
5.31 x 2.74 (17'5" x 8'11")

Landing
0.96 x 3.16 (3'1" x 10'4")

Master Bedroom
2.91 x 3.82 (9'6" x 12'6")

Bedroom Two
3.23 x 3.06 (10'7" x 10'0")

Bathroom
2.04 x 1.73 (6'8" x 5'8")

Bedroom Three
2.32 x 1.87 (7'7" x 6'1")

Garage
2.68 x 4.88 (8'9" x 16'0")

EPC - E
53/74

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Off Street Parking, Single Garage
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttc
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.