Connells

Benland
Bretton Peterborough

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Bretton Peterborough PE3 8EB

for sale guide price
£165,000

Property Description

FOR SALE BY MODERN METHOD OF AUCTION – INVESTMENT OPPORTUNITY WITH ESTABLISHED AIRBNB INCOME.

Situated in the ever-popular residential area of Bretton, this spacious four-bedroom mid-terraced home is currently operating as a successful Airbnb, making it an excellent opportunity for investors looking to acquire a property with a proven track record of short-term rental demand. Equally, the flexible layout would suit owner-occupiers seeking a generously proportioned family home.

The accommodation is arranged over two floors and offers a practical and versatile layout. The ground floor features a welcoming entrance hall, a comfortable lounge, and a spacious kitchen/dining room that provides an excellent social and entertaining space. Also on the ground floor is a double bedroom, a shower room, and a separate cloakroom/WC, offering convenience for guests and residents alike.

To the first floor, the property benefits from three further bedrooms, including a particularly spacious principal bedroom, together with a family bathroom and useful storage space off the landing.

The property's adaptable accommodation has proven highly effective for the current Airbnb operation, providing multiple sleeping areas and well-balanced living space, helping to generate consistent guest appeal.

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

Laminate flooring, door to front.

Downstairs Wc

Window to the side, wash hand basin and WC.

Shower Room

Window to the front, shower cubicle with tiled surround and chrome heated towel rail.

Hallway

Window to the rear, stairs to first floor.

Kitchen/Dining Room

Double doors and window to the rear, window to the front, laminate flooring, high and low level storage with worktops over, integrated oven, gas hob and hood, tiled splashbacks, stainless steel sink/drainer 1 and 1/2 basin, space for washing machine.

Lounge

Window to the rear,

Bedroom Four

Window to the front, carpet and radiator.

First Floor Landing

Airing cupboard and storage cupboard.

Bedroom Two

Window to the rear, carpet and radiator.

Bedroom Three

Window to the rear, carpet and radiator.

Bedroom One

Window to rear, carpet and radiator.

Shower Room

Window to the front, walk in shower, tiled walls, wash hand basin and WC.

Outside

Rear Garden

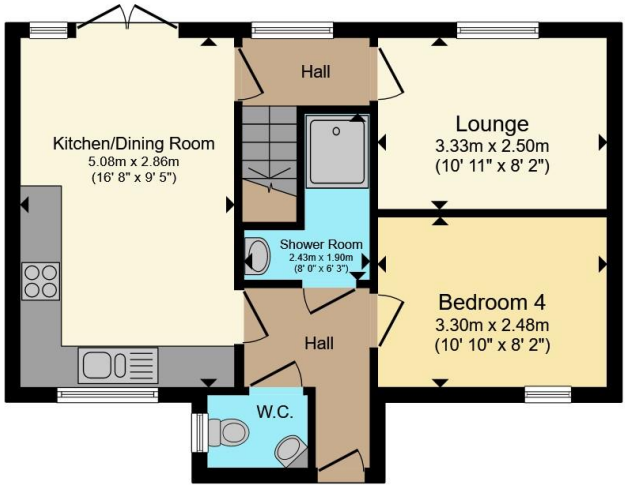
Laid to lawn, patio area and shed.

Front

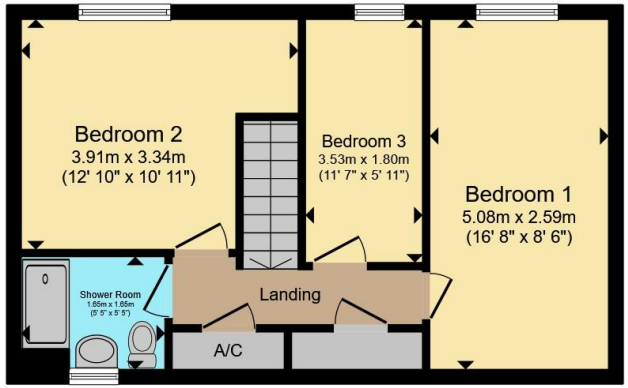
Grass area.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 89.1 m² (960 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

Connells

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EPC Rating: D

Council Tax
Band: B

view this property online connells.co.uk/Property/PBO312982

Tenure: Freehold

The Property Ombudsman

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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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