



Chapel Court, Wansford, PETERBOROUGH
Guide Price £390,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Sought after location

This attractive stone-built four-bedroom home is set in a highly sought after village, positioned on a quiet no through road while still enjoying the convenience of a town centre location. Offering plenty of charm and character, the property would benefit from some updating, giving buyers the opportunity to create a home perfectly suited to their taste.

To the front, the property is approached via a traditional garden laid to lawn, with a central pathway and a low stone wall adding to its appeal. Once inside, you will find an L shaped lounge featuring an open fire and windows at either end, allowing natural light to fill the space throughout the day, the kitchen is well positioned to enjoy views of the front garden.



Upstairs, there are four well sized bedrooms, two of which benefit from built in wardrobes. A family bathroom serves this floor, offering practical accommodation for families or visiting guests. The rear garden is laid to lawn and surrounded by mature borders, creating a private and established outdoor space to enjoy. The property also includes a garage and has recently had new storage heaters installed.

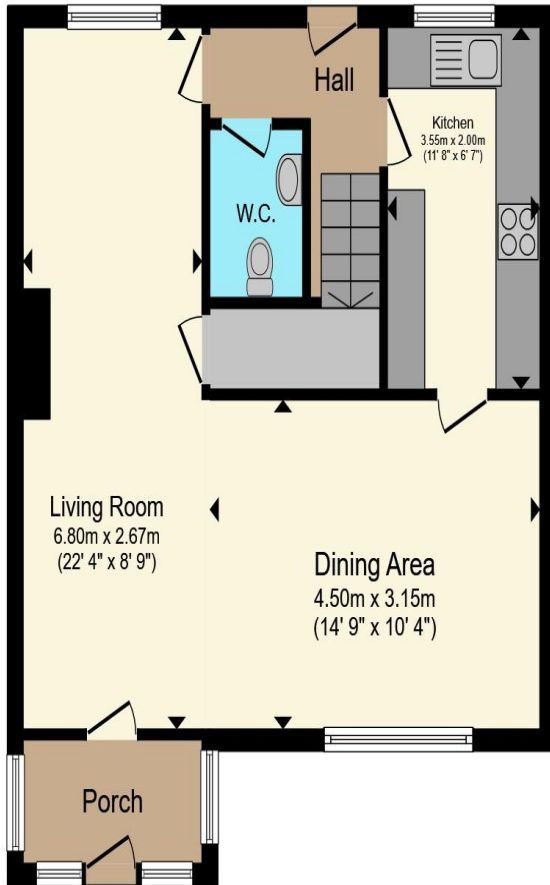
This home combines character, potential, and an exceptional village setting-perfect for buyers looking to put their own stamp on a property in a prime location.

Wansford itself is a highly regarded Cambridgeshire village set along the River Nene, known for its beautiful scenery and rich history. At its heart stands the 16th century Wansford Bridge, a Grade II listed landmark admired for its traditional architecture and picturesque views. The village is also home to the Nene Valley Railway, where visitors can enjoy heritage steam train journeys and explore the on site museum. With its charming character and peaceful setting, Wansford offers an attractive blend of rural beauty and historic appeal.

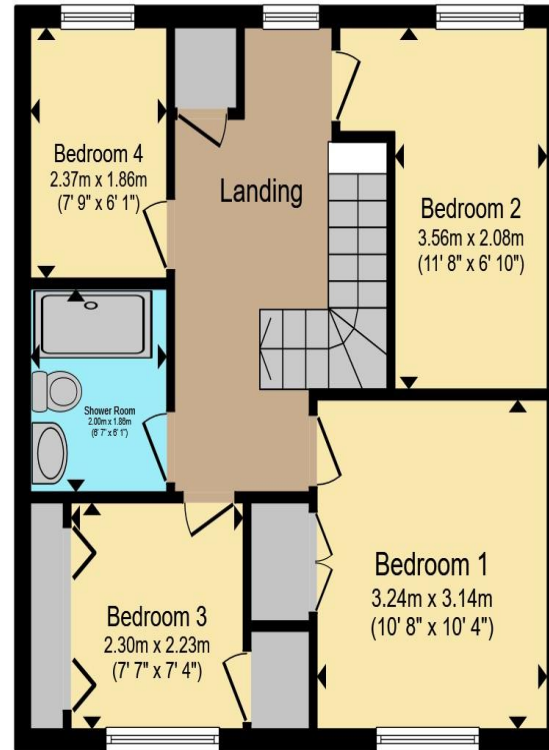
Auctioneer's Comments

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).





Ground Floor



First Floor

Total floor area 100.4 m² (1,080 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

**Sharman
Quinney**

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 and 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 the 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:
01832 274567

Selling your property?

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

 01832 274567

 The Old Town Hall Market Place, Oundle, Peterborough, Cambridgeshire, PE8 4BQ

 oundle@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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: OUN202822 - 0003

