



**Connells**

Risby  
Bretton Peterborough



### Property Description

Offered for sale via Modern Method of Auction, this three-bedroom mid-terraced home is situated in a convenient and well-established area of Bretton and provides well-balanced accommodation arranged over two floors, making it an excellent opportunity for first-time buyers and buy-to-let investors.

The ground floor comprises a welcoming entrance hall with useful storage and a ground floor WC. A spacious rear-aspect lounge offers a comfortable living environment with direct access to the enclosed rear garden. To the front of the property, the kitchen/dining room provides a practical and sociable space, ideal for everyday living and entertaining.

The first floor offers three well-proportioned bedrooms, including two doubles and a generous single, making the property suitable for families, professional sharers or tenants. A family bathroom and additional storage off the landing complete the internal layout.

Located close to local amenities, schools, transport links and green spaces, the property enjoys a popular residential setting. With strong rental appeal and a functional layout, this home represents a fantastic opportunity for buyers seeking value through auction or investors looking to expand their portfolio.

Externally, the rear garden is fully enclosed and designed for ease of maintenance, featuring decking that provides an ideal outdoor seating and entertaining area. Communal and allocated parking is available nearby, adding further convenience.

### 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**

Two storage cupboards, stairs to first floor and door to front.

### **Downstairs WC**

Window to front, WC and wash hand basin.

### **Kitchen/Diner**

Window to the front, tiled flooring, high and low level storage with worktops over, oven with gas hob and hood, tiled splashbacks, stainless steel 1 and 1/2 basin with mixer tap and radiator.

### **Living Room**

Window and patio doors to the rear, fireplace, carpet, radiator, picture rail and coving.

### **First Floor**

Airing cupboard.

### **Bedroom One**

Window to the rear, built in wardrobes, carpet and radiator.

### **Bedroom Two**

Window to the front, carpet and radiator.

### **Bedroom Three**

Window to the rear, carpet and radiator.

### **Bathroom**

Window to the front, laminate flooring, tiled walls, bath with shower over, wash hand basin, WC and radiator.

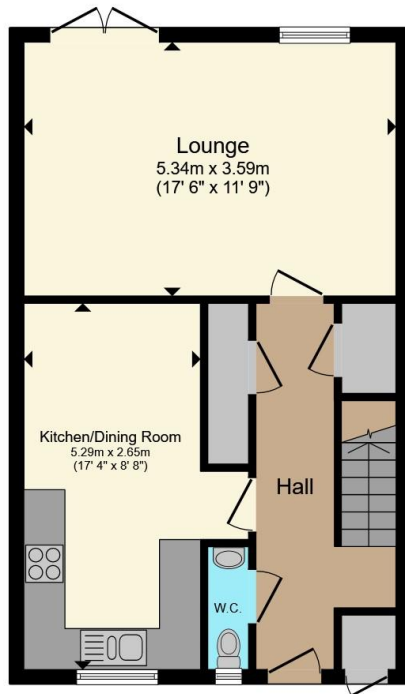
### **Outside**

#### **Rear Garden**

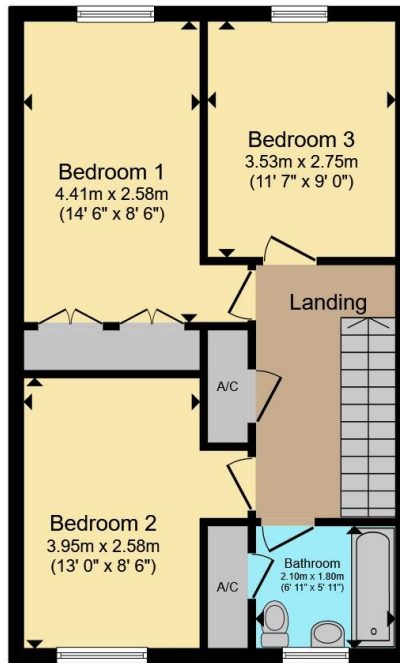
Gravel area, shed and decking area.

#### **Communal/Allocated Parking**





**Ground Floor**



**First Floor**



Total floor area 99.7 m<sup>2</sup> (1,073 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
Band: A

**view this property online [connells.co.uk/Property/PBO312865](http://connells.co.uk/Property/PBO312865)**

Tenure: Freehold



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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