



3 bed terraced house to buy in

Holdfield, Peterborough, Cambridgeshire,
PE3 7LW

£160,000 Starting Bid

 x 3  x 1  x 2

Tenure

Freehold

Garage En Bloc parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Three Double Bedrooms
- ✓ Family Bathroom
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply

Situated in the popular area of Ravensthorpe, Peterborough, this three bedroom home presents an excellent opportunity for both first time buyers and investors alike. In need of modernisation throughout, the property offers great potential to create a fantastic family home or investment.

The ground floor comprises an entrance hall leading through to a spacious lounge, offering a comfortable living area with access into the conservatory, providing additional reception space and views over the rear garden.

The kitchen/diner is positioned to the front of the property and offers a practical layout with space for dining, ideal for everyday living and entertaining.

A useful store room and downstairs WC add further convenience.

Upstairs, the first floor hosts three well proportioned bedrooms, including two generous doubles and a further single room. The family bathroom serves the accommodation.

Externally, the property benefits from a rear garden and offers scope for landscaping or further improvement, with side gated access and a garage located in a separate block.

The location is particularly appealing, being within close proximity to Peterborough City Hospital, well regarded local schools, and a range of amenities, making it suitable for families and tenants alike.

This is a fantastic opportunity to acquire a property with strong potential in a well connected and convenient location.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and

are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts

the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the

purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc

VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the

agreed purchase price and consideration should be made by the purchaser in relation to any Stamp

Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to

pass their details to third party service suppliers, from which a referral fee may be obtained. There is

no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £160,000

Property Type: Terraced House

Parking: Garage En Bloc

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Entrance Hall

WC

Store Room

1.68m x 1.63m (5'6" x 5'4")

Lounge

5.51m x 3.20m (18'0" x 10'5")

Kitchen/Diner

4.87m x 2.37m (15'11" x 7'9")

Conservatory

3.37m x 2.02m (11'0" x 6'7")

Landing

Bedroom 1

3.25m x 2.92m (10'7" x 9'6")

Bedroom 2

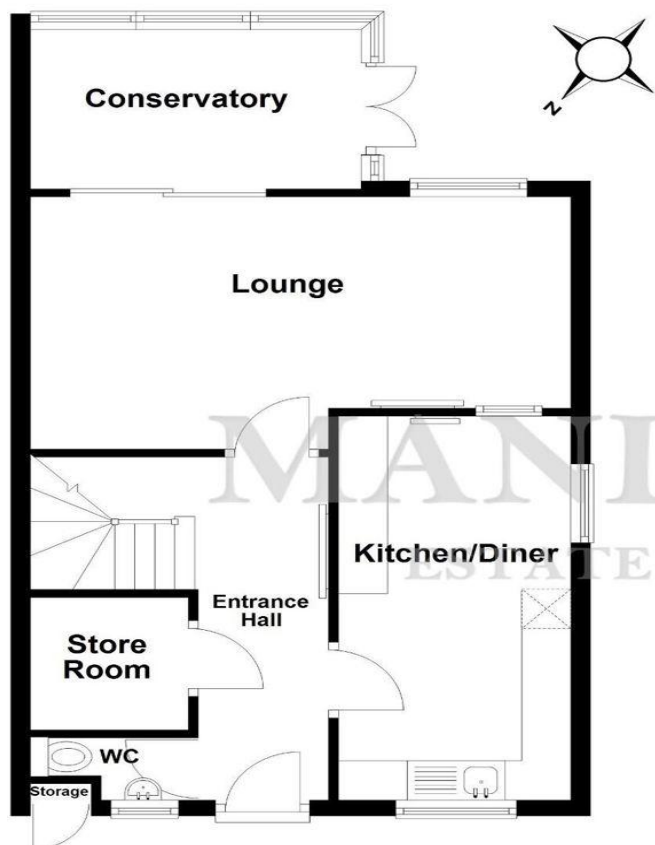
4.78m x 2.39m (15'8" x 7'10")

Bedroom 3

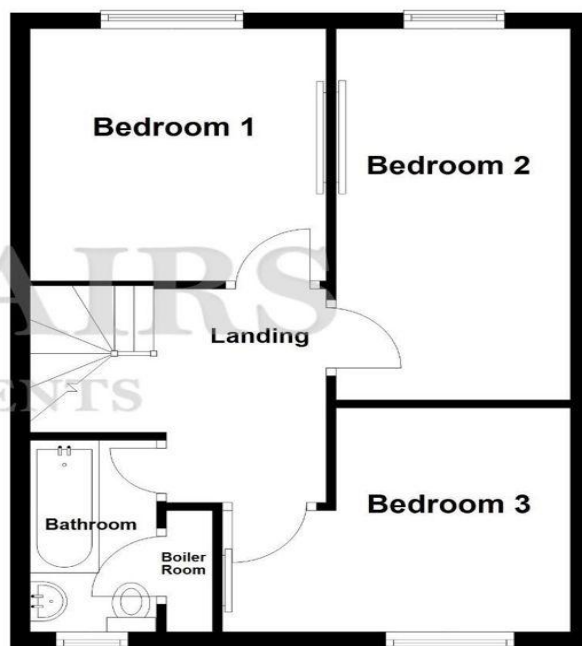
3.28m x 2.84m (10'9" x 9'3")

Bathroom

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Holdfield, Peterborough, Cambridgeshire, PE3 7LW

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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