



2 bed bungalow to buy in PE1

Francis Gardens, Peterborough,
Cambridgeshire, PE1 3XT

£175,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Semi-Detached Bungalow
- ✓ Lounge & Kitchen
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Description

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

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This semi-detached bungalow offers TWO BEDROOMS as well as a spacious living area with an EXTENSIVE SOUTH-FACING REAR GARDEN, GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES all whilst being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall granting access to the spacious lounge with a bay fronted window and gas fire, kitchen offering space and plumbing for oven and washer dryer with side door access to the driveway, main bedroom boasting built-in wardrobes with the second bedroom being flexible in it's use and benefits from an outlook of the garden, with both bedrooms being accompanied by the recently refurbished shower room comprising of a three-piece white suite with a walk-in shower.

Outside the property hosts an extensive south-facing rear garden with patio seating space, lawn and shed storage with side gate access through to the driveway, to the side aspect you will find the garage and to the front and side aspect you will find a front lawn and driveway parking for multiple vehicles.

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.

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 of up to 6% inc VAT (subject to a minimum of 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: C

Tenure: Freehold

Price: Starting Bid £175,000

Property Type: Bungalow

Parking: Driveway & Garage

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: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Lounge

4.34m x 3.61m (14'2" x 11'10")

Dining Room/Bedroom Two

2.99m x 2.97m (9'9" x 9'8")

Kitchen

3.31m x 2.86m (10'10" x 9'4")

Bedroom One

3.65m x 2.53m (11'11" x 8'3")

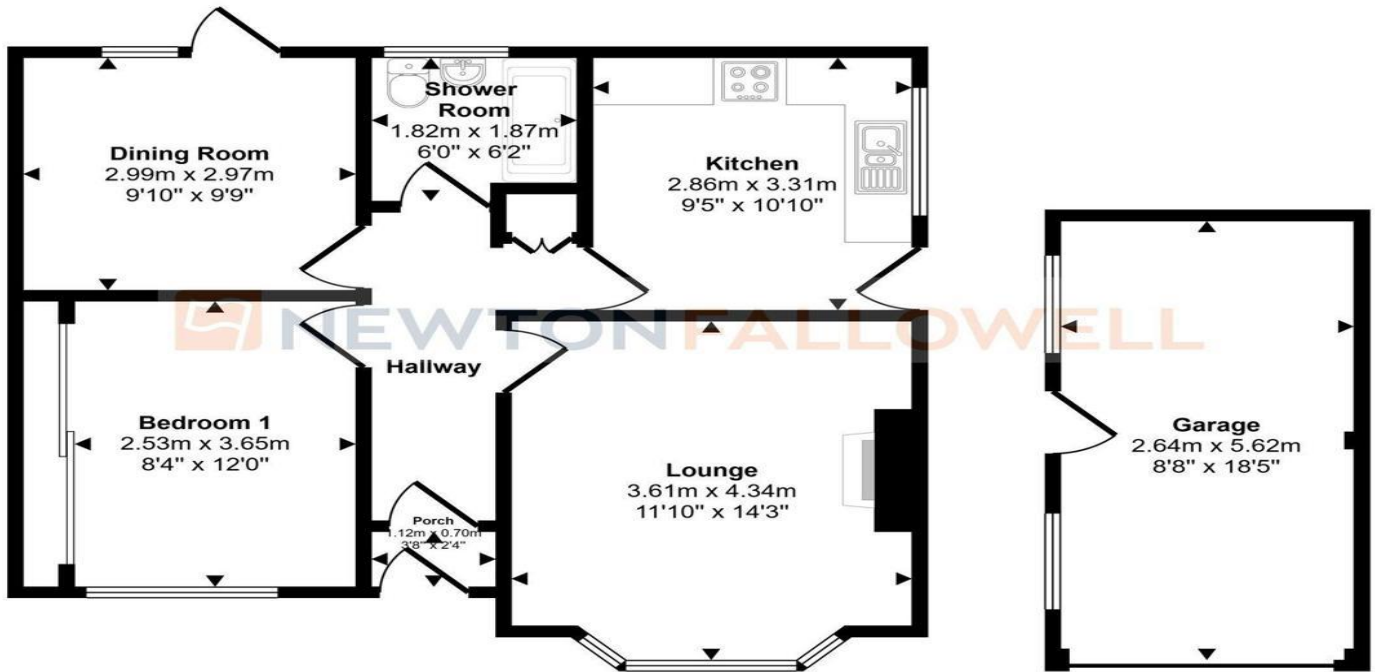
Shower Room

1.87m x 1.82m (6'1" x 5'11")

Garage

5.62m x 2.64m (18'5" x 8'7")

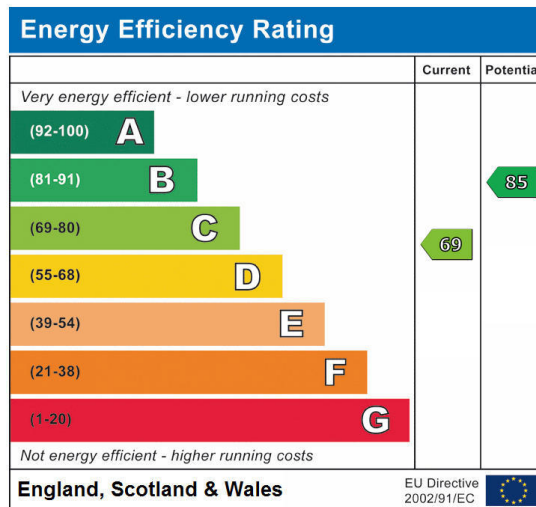
Approx Gross Internal Area
72 sq m / 775 sq ft



Floorplan
Approx 57 sq m / 615 sq ft

Garage
Approx 15 sq m / 160 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Francis Gardens, Peterborough, Cambridgeshire, PE1 3XT

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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