



Broadway, Yaxley Peterborough
Guide Price £220,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Established Semi-Detached Home
- Three Bedrooms + Family Bathroom

Located in a Non-Estate location in walking distance to local shops and various amenities, it being sold with No Upward Chain and brief the accommodation comprises of, Entrance Porch, Reception Hall with stairs to the first floor, door to the Lounge/Diner with a bay window to the front, sliding doors to the conservatory, archway to the Kitchen which has a range of base and eyelevel units, cupboards and drawers, worktop space, stainless steel single drainer sink unit, built-in electric oven and hob, Conservatory which light and power double doors to the rear garden, folding door to the Downstairs Shower Room which comprises of, shower cubicle with a hand shower attachment, close coupled WC, wash hand basin, Upstairs doors to the Three Bedrooms and to the Three Piece Family Bathroom comprising of, panelled bath with a hand shower attachment, low



level WC, pedestal wash hand basin, Outside gravel driveway providing Off Road Parking and leads to the Single Garage with light and power connected, metal up and over door, courtesy door to the Enclosed Rear Garden which is laid mainly to lawn with a paved patio seating area.

Entrance Porch - 4'8" x 4'1" (1.46m x 1.25)

Reception Hall - 8'8"max x 6'5"max (2.64m x 1.96m) including stairs.

Lounge/Diner - 21'4"max x 11'4"max (6.50m x 3.45m) including chimney breast.

Fitted Kitchen - 10'9"max x 6'5"max (3.28m x 1.96m)

Conservatory - 13'7"max x 10'8"max

Downstairs Shower Room - 9'2"max x 4'6"max (2.79m x 1.37m)

First Floor Landing - 7'1"max x 6'4"max (2.16m x 1.93m) including stairs.

Bedroom 1 - 11'5"max x 11'2"max (3.38m x 3.40m) including chimney breast.

Bedroom 2 - 11'2" x 9'8" (3.38m x 2.95m)

Bedroom 3 - 7'3" x 6'5" (2.21m x 1.96m)

Family Bathroom - 6'4"max x 5'9"max (1.93m x 1.75m)

Single Garage - 14'9"max x 8'1"max (4.50m x 2.46m)

Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).



If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

To view this property call Sharman Quinney on:
01733 245400

Selling your property?

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

 01733 245400

 Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, Cambridgeshire, PE7 3EW

 yaxley@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: YAX203851 - 0007

