



Connells

Eyrescroft
Bretton Peterborough

Eyrescroft Bretton Peterborough PE3 8EX

for sale guide price
£120,000



Property Description

Located in the popular area of Bretton, this three-bedroom end-terraced home presents an excellent opportunity for both investors and home movers alike. Offering generous accommodation throughout, the property features a spacious lounge, fitted kitchen, separate utility room, ground floor WC, three well-proportioned bedrooms, and a family bathroom.

The property is ideally positioned close to local amenities, schools, Peterborough City Hospital, and excellent transport links, making it an attractive option for tenants and owner-occupiers. With strong rental appeal and scope to add value, this is a fantastic opportunity to acquire a versatile home in a sought-after residential location. Viewing is highly recommended.

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 Porch

Door to front, window to the side.

Entrance Hall

Stairs to first floor.

Downstairs Wc

Window to the side, WC and wash hand basin.

Kitchen/Diner

Windows to the front and rear, door to rear, high and low level storage with worktops over, vinyl flooring, space for appliances, stainless steel sink/drainer with mixer tap and radiator.

Utility Room

Lounge

Window to the rear, carpet and radiator.

First Floor Landing

Storage cupboard, window to the rear.

Bedroom One

Window to the front, carpet and radiator.

Bedroom Two

Window to the front, carpet and radiator.

Bedroom Three

Window to the front, carpet and radiator.

Bathroom

Window to the rear, bath with shower over, WC, wash hand basin, radiator and part tiled walls.

Outside

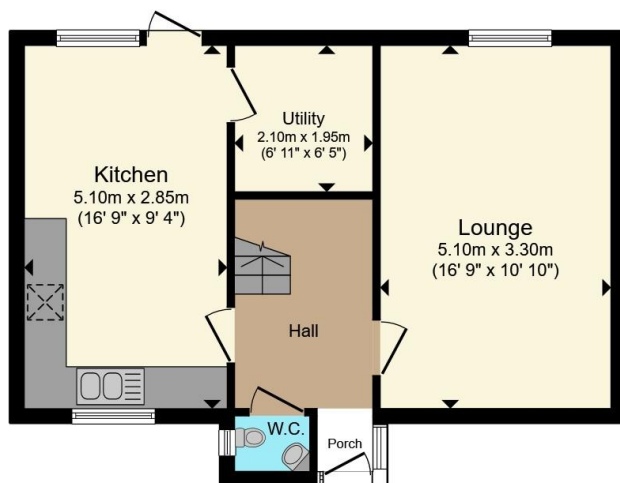
Rear Garden

Laid to lawn, enclosed and shed.

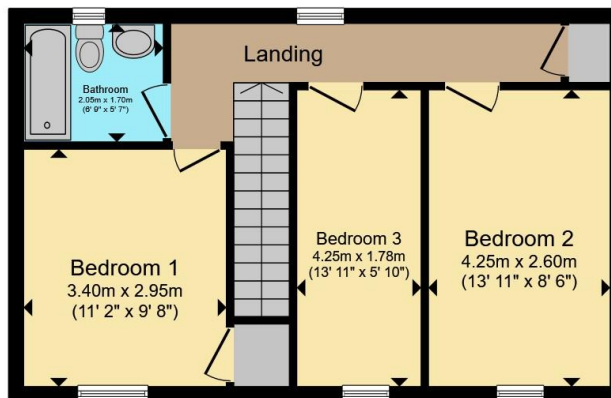
Agent Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'





Ground Floor



First Floor

Total floor area 88.1 m² (949 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

Connells

To view this property please contact Connells on

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EPC Rating: C Council Tax
Band: A

view this property online connells.co.uk/Property/PBO312959

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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