

Jones Hill, Hampton Vale, Peterborough

Guide Price £230,000 **Freehold**

Sharman Quinney

Key Features

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached House
- 4 Bedrooms

The accommodation on the ground floor comprises of, entrance hall, downstairs cloakroom, kitchen and lounge/dining room.

On the first floor you'll find the well-proportioned bedrooms and family bathroom, as we step up onto the second floor, you'll find bedroom 1 which boasts built in wardrobes and ensuite shower room, guest bedroom.

Outside the private rear garden is perfect for the family to enjoy, there is a single leasehold garage enbloc.

Entrance Hall

Downstairs cloakroom

Kitchen
4.19m x 1.78m (13'09" x 5'10")







Lounge/dining room
4.11m x 4.09m (13'06" x 13'05")

First floor landing

Bedroom 3
4.09m x 2.36m ex wardrobe (13'05" x 7'09" ex wardrobe)

Bedroom 4
3.40m x 2.87m (11'02" x 9'05")

Family bathroom

Second floor

Bedroom 1
4.09m inc wardrobe x 2.87m (13'05" inc wardrobe x 9'05")

Ensuite shower room

Bedroom 2
4.09m x 2.97m max (13'05" x 9'09"max)

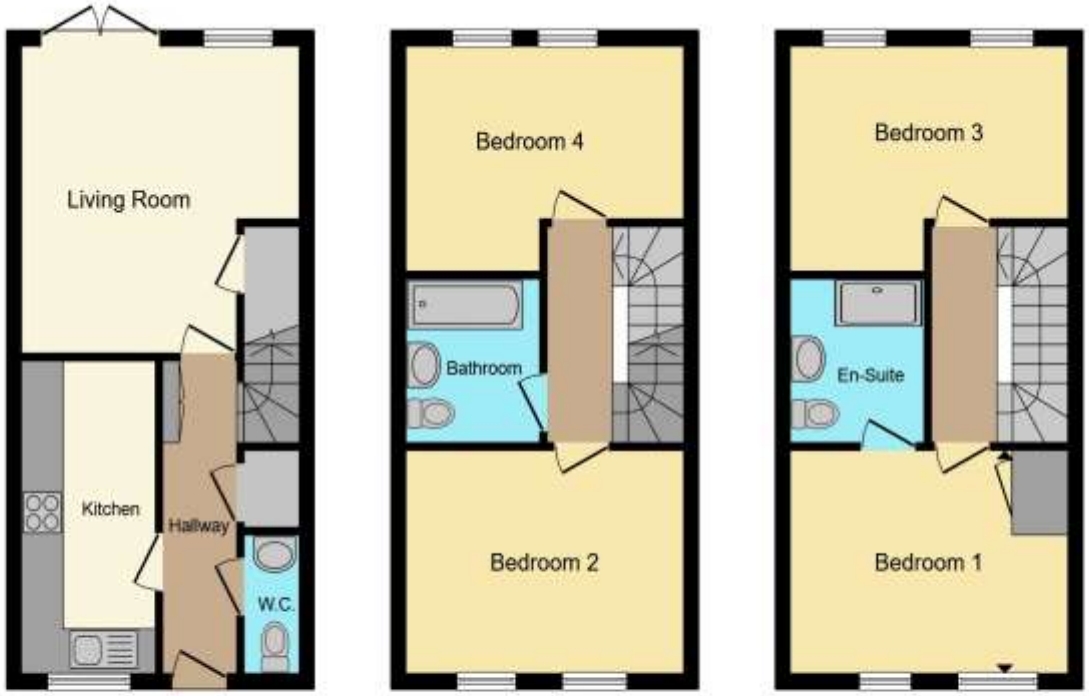
Outside the private rear garden is perfect for the family to enjoy, there is single leasehold garage en-bloc 6.15m x 3.05m (20'02" x 10'0").

Agents Note: Please note that the AML fee covers 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.

Auctioneer's Comments
This property is offer through Modern Method of Auction.







Total floor area 101.1 m² (1,088 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

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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 may 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.

To view this property call Sharman Quinney on: **01733 346111**

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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. 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: HAM203459 - 0011

The Property Ombudsman