Main Street, Yaxley, Peterborough

Price: Guide Price £130,000 Freehold

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedrooms
- No Upward Chain
- Lounge
- Kitchen Diner
- Generous Sized Rear Garden

EPC Rating: D
Ground Floor

Lounge
3.65m x 3.33m (11’11” max x 10’11”). Wood and glazed entrance door to front. UPVC Double glazed window to front. Gas fire. Under stairs storage cupboard. Radiator.

Kitchen Diner
3.65m x 3.10m (11’11” x 10’02”). UPVC Double glazed window to rear. UPVC Double glazed door to side to rear garden. Fitted with a range of matching base and wall units. Stainless steel sink and drainer with mixer tap. Integral cooker, gas hob with extractor fan over. Space for washing machine and fridge/freezer. Radiator. Vinyl floor.

Bathroom

First Floor

Bedroom One
3.63m x 3.33m (11’10” max x 10’11”). UPVC Double glazed window to front. Radiator. Fitted carpet.

Bedroom Two
3.72m x 3.12m (12’02” x 10’02”). UPVC Double glazed window to rear. Built-in storage cupboard housing boiler. Radiator. Fitted carpet.

Rear Garden
Shared side access gate. Brick built outdoor toilet with window to front. Two further brick built store sheds with windows to front. Decking area.

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.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £220.00 inc VAT towards the preparation cost of the pack.

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.

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: YAX202507 - 0007
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