



32 Peate Close, Godmanchester, PE29 2DX



Guide Price: £250,000

Freehold

Peate Close, Godmanchester, PE29 2DX

- No Onward Chain
- Detached Home
- Three Bedrooms
- Conservatory
- Two Reception Rooms
- Single Garage
- Driveway for Two Vehicles
- Cul-de-Sac Location
- Freehold
- Energy Rating: D/55

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/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. These services are optional.

Coming through the front door, the spacious accommodation comprises entrance hall, living room, dining room, kitchen and conservatory. Upstairs there are three good sized bedrooms and a family bathroom. Externally, the property has an enclosed rear garden, single garage and driveway.

Huntingdon District Council
Council Tax Band C
Draft details subject to approval

Accommodation

Entrance Hall

13'1" x 5'5" (4m x 1.65m).

Lounge/Diner

23'4" x 11'5" (7.1m x 3.48m).

Kitchen

9'4" x 7'9" (2.84m x 2.36m).

Conservatory

6'10" x 16' (2.08m x 4.88m).

Landing

8'1" x 5'10" (2.46m x 1.78m).

Bedroom One

13'2" x 9'4" (4.01m x 2.84m).

Bedroom Two

9'10" x 9'4" (3m x 2.84m).

Bedroom Three

8'11" x 7'10" (2.72m x 2.4m).

Bathroom

5'6" x 7'9" (1.68m x 2.36m).

Garage and Driveway

16'10" x 7'11" (5.13m x 2.41m).

Front and Rear Gardens



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



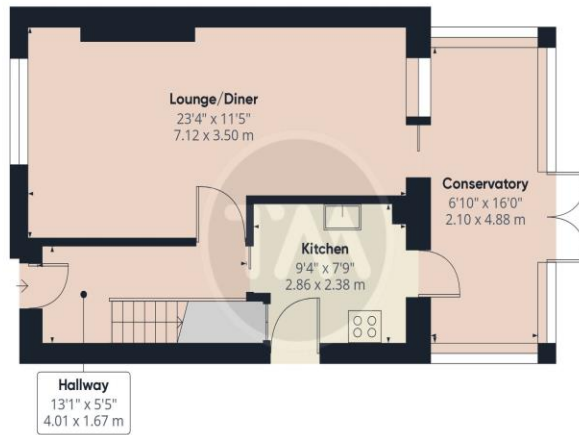
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1041.07 ft²
96.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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