



Connells

Figtree Walk
Peterborough



Property Description

Offered for sale via the Modern Method of Auction, this three-bedroom semi-detached home presents an excellent opportunity for buyers seeking a property with generous outdoor space and fantastic potential. Positioned on a sizeable plot, the home benefits from large front and rear gardens, along with a private driveway providing convenient off-road parking.

The ground floor features a welcoming hall leading into a bright and spacious living room, with dual-aspect windows allowing plenty of natural light. To the rear sits a well-proportioned kitchen/dining room, offering direct access to the garden and a handy lobby area connecting to a ground-floor WC—ideal for busy households.

Upstairs, the first floor hosts three bedrooms, including two comfortable double rooms and a further single room that could serve as a bedroom, nursery, home office or dressing room. Completing the layout is a practical wet room, easily accessible from the landing.

The property boasts a substantial garden to the front, allowing the home to sit well back from the roadside, while the enclosed rear garden provides a private outdoor retreat perfect for relaxation, entertaining, or further landscaping. With its ample outside space, driveway, and versatile internal layout, this home offers fantastic scope to update, personalise, and add value.

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 Hall

Windows to front and side, door to front, storage cupboard and stairs to first floor.

Lounge

Window to front and sliding window to

kitchen/dining room, fireplace, carpet, radiator and coving.

Kitchen/Diner

Window to rear, sliding window to living room, high and low level storage with worktops over, tiled walls, oven with electric hob, stainless steel sink/drainers with mixer tap, radiator and space for appliances.

Lobby

Door to rear, door to WC.

Downstairs Wc

WC.

First Floor

Bedroom One

Window to the front, carpet and radiator.

Bedroom Two

Window to the rear, carpet and radiator.

Bedroom Three

Window to the side, carpet and radiator.

Wet Room

Window to the rear, wet room flooring, tiled walls, hand rail, wash hand basin and WC.

Outside

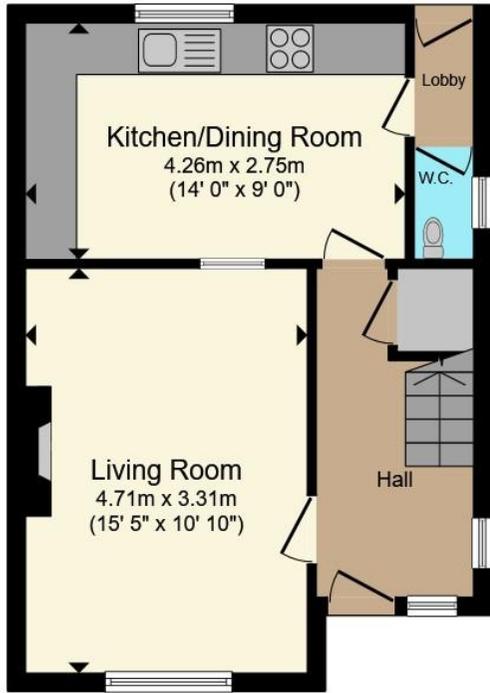
Rear Garden

Brick built shed, laid to patio.

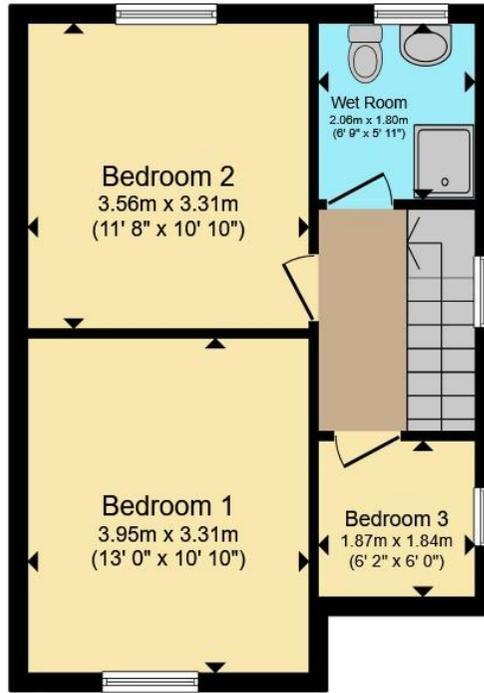
Front

Laid to lawn, path to entrance door.





Ground Floor



First Floor

Total floor area 76.1 m² (819 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



To view this property please contact Connells on

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EPC Rating: C Council Tax Band: B

view this property online connells.co.uk/Property/PBO312697

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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