

3 bed semi-detached house to buy in PE6

Manor Close, Langtoft, Peterborough, Lincolnshire, PE6 9NB

£145,000 Starting Bid

x 3 x 1 x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts'
- Three-bedroom semi-detached
- Sought-after Langtoft village
- EPC Rating C

Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

For sale: A three-bedroom semi-detached house in the popular village of Langtoft, near Peterborough, offering excellent potential for buyers seeking a home in need of renovation and modernisation. With generous accommodation, a large garage and enclosed rear garden, this property presents an exciting opportunity to create a fantastic family home or investment.

The ground floor comprises a reception room, shower room and a kitchen fitted with a range of base and wall units. While the property would benefit from a programme of updating throughout, it offers a solid footprint with excellent scope for improvement. There is also a large garage and additional off-road parking, making it ideal for families, hobbyists or investors requiring storage or workshop space. The property benefits from gas central heating and has an EPC rating of C.

Upstairs, the principal bedroom is a good-sized double with a window to the front aspect. Two further bedrooms overlook the rear garden, providing comfortable accommodation for a growing family.

Langtoft enjoys a welcoming village community with a range of local amenities including a primary school, village shop and easy access to the nearby market town of Market Deeping, which offers a wider selection of shops, restaurants and everyday conveniences. The surrounding countryside provides an abundance of scenic walks, green spaces and recreational areas.

Excellent transport links are available via Market Deeping and Peterborough. Peterborough railway station, approximately 20–25 minutes away by car, offers high-speed rail services to London King's Cross in around 50 minutes, together with direct connections to Cambridge, Ely and the North. Regular bus services also link Langtoft with Market Deeping, Bourne and Peterborough.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Garage

7.86m x 2.54m

Inner Hallway

7.86m x 0.86m

Entrance Hall

1.94m x 1.73m

Shower Room

1.74m x 1.71m

Kitchen

3.69m x 2.54m

Lounge/diner

4.45m x 3.64m

Landing

1.8m x 1.36m

Bedroom One

4.45m x 2.75m

Bedroom Two

3.7m x 2.29m

Bedroom Three

2.8m x 2.08m

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property.

The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £145,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

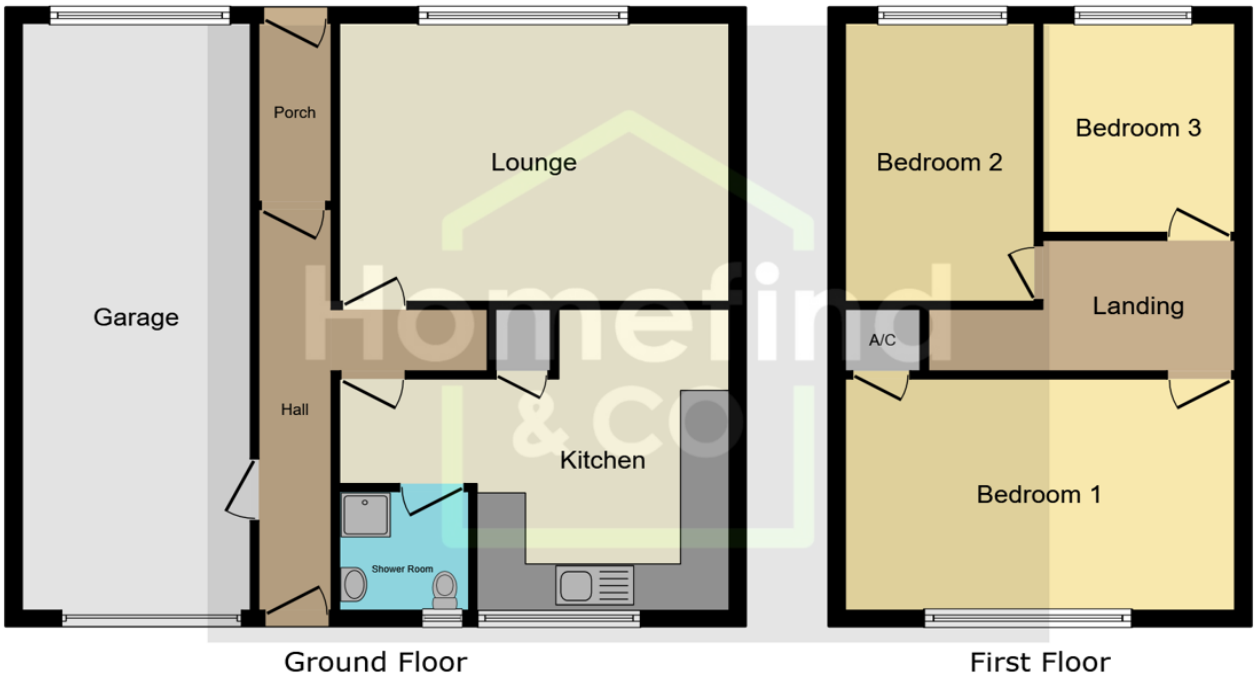
Water: Direct mains water

Sewerage: Standard UK domestic

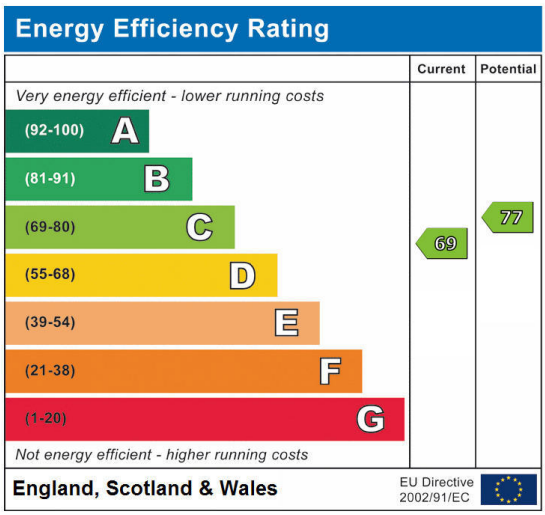
Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



Manor Close, Langtoft, Peterborough, Lincolnshire, PE6 9NB

Contact your local branch today for more information on this property:

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