

PROPERTY OF THE WEEK

**30 Orton Avenue
Peterborough
Cambridgeshire
PE2 9HJ**

£200,000



- Refurbishment opportunity
- Semi Detached
- South Facing Rear Garden
- 2 Receptions
- Large Driveway
- Sold As Seen
- Vacant



Ref: PRA12700

Viewing Instructions: Strictly By Appointment Only

General Description

Calling all Investors that want a Project and not a just a Paint Job. Priced to sell and Located in Woodston with a South Facing Garden non Overlooked. Got to have an appetite to carry out works then this is your property. The property currently befits from entrance hallway, lounge, cupboard, dining room and kitchen with understairs cupboard. Stairs leading to the first floor and landing, three bedrooms and bathroom. Large driveway and South Facing Garden. Sold No chain and Sold as Seen. Call Smartmove on 01733511151 to arrange viewings.

Accommodation

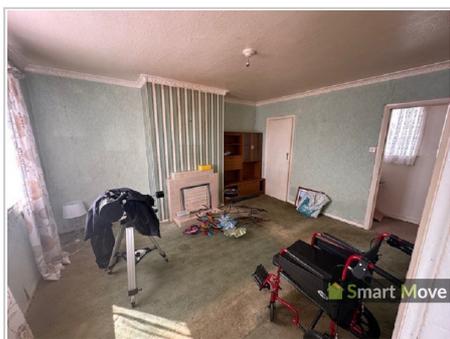


Agents Note

The property is Sold as seen. This is a Investment property that requires works extensively. This is not a paint job. Comparable on this road and area will give you confidence to extend either via Permitted Development or planning. The heating that is in the property currently was gas warm air with no boiler. Water tank and Immersion only.

Entrance Hallway

Door leading through to entrance hallway, walkin cupboard housing meters and shelving. Stairs leading to 1st floor and landing.



Lounge (13' 11" x 11' 11") or (4.25m x 3.63m)

Double glazed window to the rear, power sockets, tiled fireplace surround and hearth.



Cupboard (4' 0" x 2' 11") or (1.23m x 0.90m)

Double glazed window to the front, shelving, fusebox, light.



Dining Room (12' 0" x 10' 0") or (3.65m x 3.06m)

Double glazed window to the front and side, base units and worktops, power sockets.



Kitchen (10' 4" x 6' 5") or (3.16m x 1.95m)

Base units with worktops with sink and drainer, space for washing machine, space for electric oven, glass splashback, double glazed window to the rear, double glazed door to the rear, power sockets.



Landing

Built in cupboards, double glazed window to the rear.



Stairs To First Floor

Stairs leading to first floor and landing.



Bedroom 1 (13' 4" x 12' 8") or (4.07m x 3.86m)

Double glazed window to the front, power sockets, built in storage cupboard. Fireplace.



Bedroom 2 (12' 1" x 8' 11") or (3.68m x 2.72m)

Double glazed window to the rear, built in storage cupboard, power sockets.



Bedroom 3 (8' 11" x 8' 0") or (2.72m x 2.43m)

Double glazed window to the rear, power sockets.



Bathroom (6' 0" x 9' 5") or (1.82m x 2.88m)

Three piece suite with bath and WC and wash hand basin and taps. Double glazed window to the rear, shelving and water tank. Tiled splashbacks mirror.



Rear Garden

South facing rear garden enclosed by fencing, laid to lawn plus areas of patio and shed. Non overlooked and backing onto Woodston Primary School. Outside toilet with WC.



Front Of Property

Large Gravelled driveway leading off the road with pathway leading to front door and side access via gated access to rear garden.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

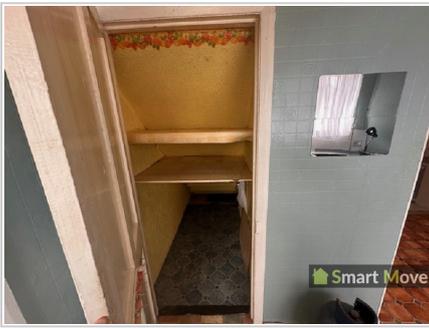
We are informed that the tenure is Freehold

Council Tax

Band B

Directions

Located off New Rd and Belsize Avenue Woodston



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.