



SITUATION

Located in this purpose built development which is well served by good local amenities and being in the catchment for both primary and secondary schools. In addition, Ferry Meadows Country Park is nearby. Orton Goldhay is within close proximity to Fletton Parkway A1139 (Junction 2) which in turn leads to the A1(M) (Junction 17) and being approx. 2½ miles south-west of Peterborough town centre. Peterborough is an important regional commercial centre, approx. 40 miles north-east of Milton Keynes and 40 miles north-west of Cambridge.

PROPERTY

A mid terrace **3 Bed House** which benefits from a **Rear Garden** and **1 allocated Car Parking Space**. The property includes:

- uPVC double glazing
- Gas central heating
- Fridge/Freezer
- Oven/hob
- Washing machine

VAT is NOT payable in respect of this Lot

FREEHOLD

£7,800 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION

Ground Floor

Lounge
Kitchen/Diner
Separate WC

First Floor

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom/WC

TENANCY

The entire property is let on an AST to an individual for a term of 1 year from 20th June 2016 (**in occupation for 3 years**) at a current rent of **£7,800 per annum (£650 pcm)** exclusive.



VENDOR'S SOLICITORS
P George & Co – Tel: 020 8341 9080
Ref: Ms Celia Hughes – Email: info@pgeorgesolicitors.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts