



Milton Terrace, Lutton, Peterborough
Guide Price £150,000 Freehold

**Sharman
Quinney**

Key Features

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- Fully renovated throughout

Situated in the quiet and highly desirable village of Lutton, this beautifully presented three-bedroom mid-terrace property has been comprehensively renovated throughout to an exceptional standard, offering prospective purchasers a truly turn-key home ready to move straight into. The current owners have undertaken an extensive programme of improvements, including the installation of a new air source heat pump, complete rewire, new internal doors, new carpets throughout, modern fitted kitchen, and a stylish new bathroom suite. The property has also been re-plastered and redecorated throughout, creating a fresh, contemporary finish that is sure to appeal to a wide range of buyers. Externally, the property benefits from off-road parking and attractive gardens to both the front and rear. The front garden is predominantly laid to lawn and enclosed

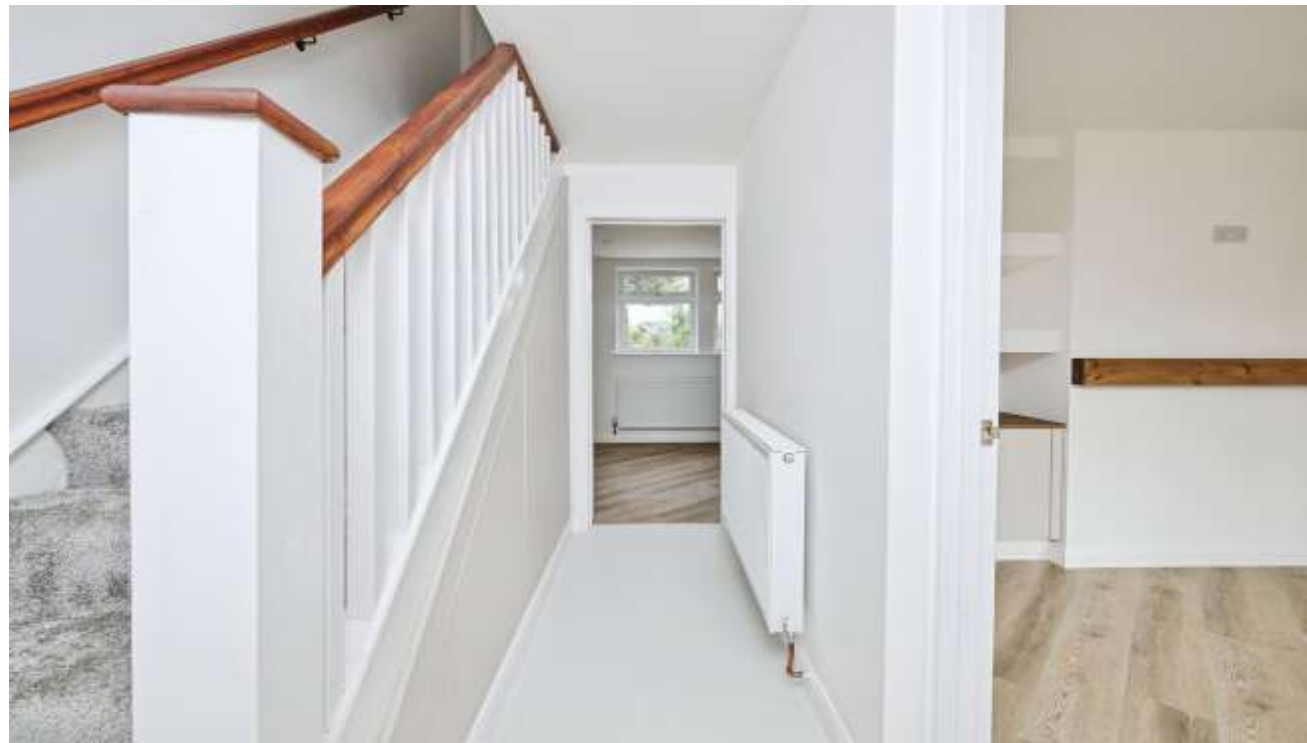


by a wooden fence, with a pathway leading to the front entrance. To the rear, the property enjoys a particularly generous garden, offering excellent outdoor space for families and entertaining alike. A paved patio area provides the perfect spot for outdoor dining, whilst the remainder of the garden is mainly laid to lawn, complemented by established mature shrubs and a useful garden shed. Combining modern, energy-efficient living within a peaceful village setting, this immaculate home presents a fantastic opportunity for first-time buyers, families, or those looking to downsize without compromising on quality. Early viewing is highly recommended to fully appreciate the standard of accommodation and the extensive improvements on offer.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

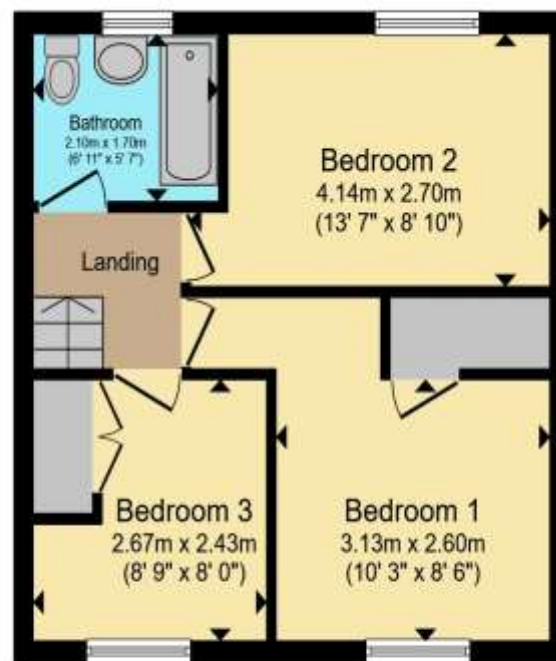
Auctioneer's Comments

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).





Ground Floor



First Floor

Total floor area 70.8 m² (762 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



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 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.

To view this property call Sharman Quinney on:
01832 274567

Selling your property?

Contact us to arrange a **FREE**
home valuation.

 01832 274567

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: OUN202977 - 0001

