



Sacrewell Lodge Bungalow Great North Road

Thornhaugh, Peterborough, PE8 6HJ

**Price Guide £130,000**

Richardson

## Great North Road

Thornhaugh, Peterborough, PE8 6HJ

A detached bungalow believed to be of prefab construction on a generous plot extending to approximately just over 1/3 acre as shown in pink & blue on the site plan. The property is in poor condition and currently comprises of rear lobby, entrance hall, kitchen, living room, 3 bedrooms and bathroom. There is a garden area to the back with off road parking to the side of the property. There are numerous trees with some timber storage sheds within the plot which backs onto open fields.

Entrance hall

Rear lobby

Kitchen

17'0" x 8'9" (5.2m x 2.67m)

Living room

17'0" x 11'1" (5.2m x 3.4m )

Bedroom

10'7" x 9'10" (3.25m x 3m)

Bedroom

13'1" x 10'5" (4m x 3.2m)

Bedroom

12'1" x 9'2" (3.7m x 2.8m )

Bathroom

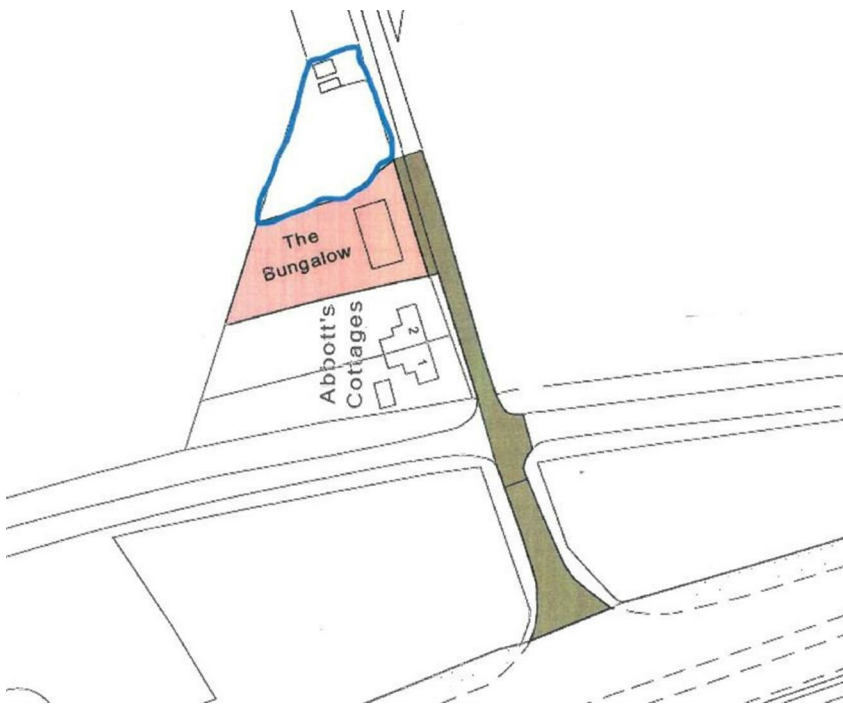
Planning permission

The property is sold as seen and will not be sold subject to obtaining any planning permission.

Construction

We understand that the property is of non-standard construction and therefore it is envisaged and preferred the buyer to be a cash purchaser.





#### Access

The property is accessed from a slip road from the southbound A1 150m AFTER THE PGRO SIGNAGE and is located approximately 100m from the junction. The vendors will provide a right of access to the property off the private roadway to the front. The vendor will also provide access from the A47. Further details available from Richardson.

#### Services

We understand that there is mains electric. Mains water is by a shared supply and therefore a sub-meter would need to be installed. Drainage is a shared septic tank which we understand is within the curtilage of one of the cottages which are also owned by the vendor.

#### Council tax

Peterborough City Council Tax Band B

#### Tenure

Freehold

#### Communication

According to Ofcom: Superfast Full Fibre is available

According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

#### what3words

To locate the property using what3words: dilute.devotion.mirroring

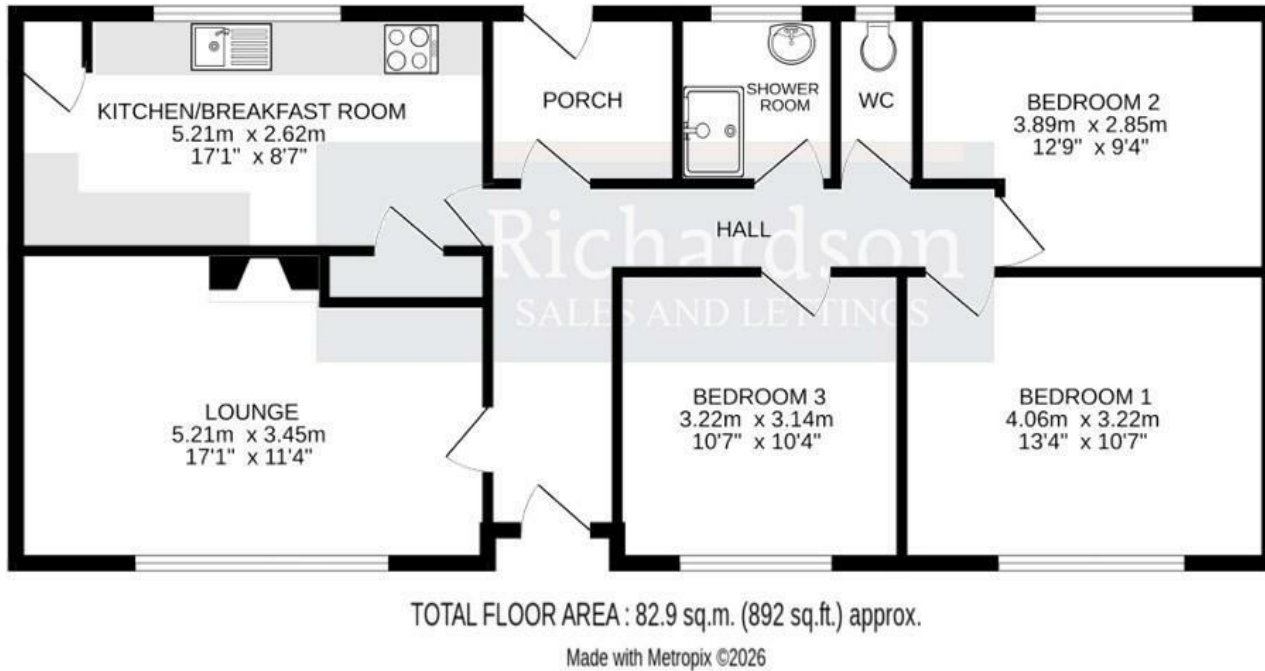
#### Viewing

By telephone appointment with Richardson

post@richardsonsurveyors.co.uk



**GROUND FLOOR**  
82.9 sq.m. (892 sq.ft.) approx.



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>18</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB**

[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)

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