

4 bed bungalow to buy in PE12

160 High Road, Moulton, Spalding,
Lincolnshire, PE12 6PD

£225,000 Starting Bid

x 4 x 1 x 2

Tenure

Freehold

Car Port parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts' available
- DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- EPC Rating E

Key Information

- Council Tax: Band C
- EPC Rating: E
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: None
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

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

Immediate ‘exchange of contracts’ available

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.

Belvoir incorporating Munton and Russell are pleased to offer this four bedroom, two reception room bungalow. The property has fitted kitchen, lounge, snug and bathroom. Externally ample off road parking, generous plot, carport and garage/workshop to the rear. The property does require updating.

Auctioneers Additional Comments

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

Auctioneers Additional Comments

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 up to 6% inc VAT (subject to a minimum which could be up to £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: C

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Bungalow

Parking: Car Port, Driveway

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: None

Mobile signal coverage: Good

ENTRANCE

Glazed door, radiator, access to loft space, storage cupboard.

LOUNGE

4.78m x 3.76m (15'8" x 12'4")

window to the front elevation, feature fire surround, two radiators

KITCHEN

4.80m x 2.64m (15'8" x 8'7")

two windows to the rear elevation, base and wall units, built in oven and hob, wall mounted boiler, space for washing machine

BATHROOM

Two windows to the rear elevation, three piece suite comprising of WC, wash hand basin and bath, radiator.

SNUG

3.28m x 3.00m (10'9" x 9'10")

Window to the rear elevation, feature fire surround, radiator.
Leading to inner hallway, doors to:

BEDROOM 1

4.52m x 3.45m (14'9" x 11'3")

Window to the front elevation, radiator.

BEDROOM 2

4.60m x 3.38m (15'1" x 11'1")

Window to the rear elevation, radiator.

BEDROOM 3

3.53m x 2.97m (11'6" x 9'8")

Window to the front elevation, radiator.

BEDROOM 4

3.02m x 2.11m (9'10" x 6'11")

Window to the front elevation, radiator.

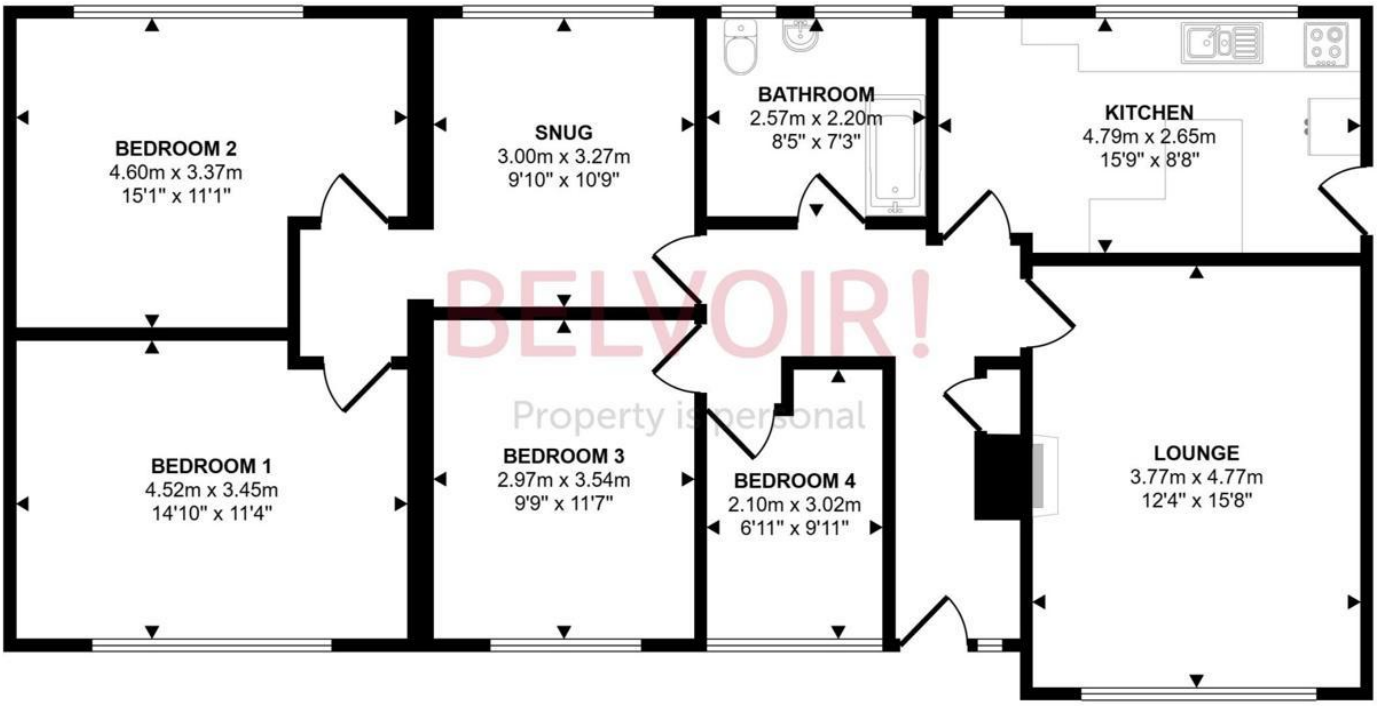
EXTERNALLY

FRONT: 5 Bar gate leading to the front, large gravel area leading to carport, lawn area, mature shrub borders and trees.
Carport over hard standing, leading to rear.
REAR: Mature garden area, workshop/garage.
SIDE: Standing for greenhouse, mature borders.

WORKSHOP/GARAGE

22'8" x 15'1" (6.91m x 4.6m)

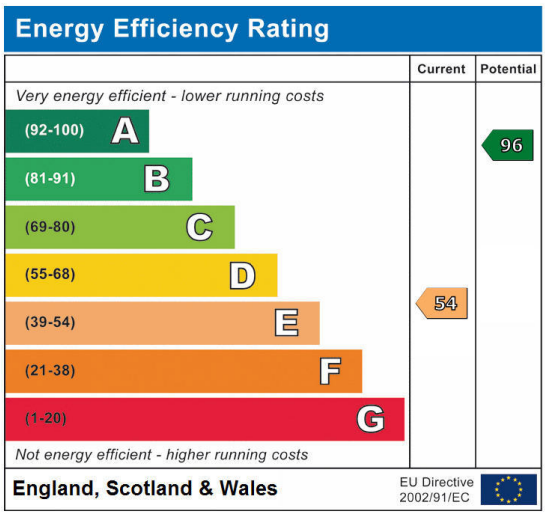
Fabricated with doors to the front.



Floorplan

Approx 111 sq m / 1193 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



160 High Road, Moulton, Spalding, Lincolnshire, PE12 6PD

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

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk

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