

3 bed detached house to buy in

Mallard Road, Low Fulney, Spalding, Lincolnshire, PE12 6ND

£145,000 Starting Bid

x 3 x 1 x 2

Tenure

Freehold

Driveway parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts' available
- Semi Rural Location on the Edge of Town
- 2/3 Bedrooms
- EPC Rating F

Key Information

- Council Tax: Band B
- EPC Rating: F
- Heating supply: Oil
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

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

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 procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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 of up to 6% inc VAT (subject to a minimum of 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. Edit | Delete

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £145,000

Property Type: Detached House

Parking: 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: Oil

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

ACCOMMODATION

To the rear elevation there is an open porch with obscured UPVC double glazed door leading into:

ENTRANCE HALLWAY

2.34m x 4.89m (7'8" x 16'0")

Skimmed and textured ceiling, 2 centre light points, smoke alarm, double radiator, central heating thermostat, staircase rising to first floor, door into:

RECEPTION ROOM 2/BEDROOM

2.71m x 3.52m (8'10" x 11'6")

UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, radiator.

WASH ROOM

Obscured UPVC double glazed window to the side elevation, wash hand basin and low level WC, UPVC door. (only accessed from the outside).

CLOAKROOM

0.90m x 1.60m (2'11" x 5'2")

Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, low level WC.

FAMILY BATHROOM

1.64m x 1.70m (5'4" x 5'6")

Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, part tiled walls, radiator, fitted with a two piece suite comprising wash hand basin fitted into vanity unit with storage below, panelled bath with shower screen, taps and fitted Triton power shower over.

LOUNGE

4.00m x 3.81m (13'1" x 12'6")

UPVC double glazed sliding patio doors to the front elevation, UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, double radiator, BT point, TV point, tiled open grate (sealed but could be reinstated), storage cupboard off with shelving and lighting.

KITCHEN DINER

2.97m x 5.72m (9'8" x 18'9")

Glazed window to the rear elevation, wooden glazed door leading into Conservatory, UPVC double glazed window to the rear and side elevations, textured ceiling with strip light, skimmed ceiling with centre light point, radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset electric hob, integrated Neff fan assisted electric oven, plumbing and space for washing machine and dishwasher, inset stainless steel sink, cupboard housing floor standing oil fired boiler, glazed door into:

CONSERVATORY

1.89m x 2.61m (6'2" x 8'6")

Skimmed ceiling, centre strip light, UPVC double glazed windows to both sides and to the rear elevations, power points, UPVC glazed door to the side elevation.

FIRST FLOOR LANDING

Textured ceiling, centre light point, smoke alarm, UPVC double glazed window to the side elevation, door into:

BEDROOM 1

3.01m x 4.09m (9'10" x 13'5")

UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, radiator, storage cupboards into eaves, door into:

BEDROOM 2

3.40m x 4.03m (11'1" x 13'2")

UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, access to loft space, BT point, radiator, storage cupboard off, wardrobe with hanging rail fitted into recess.

EXTERIOR

Concrete driveway providing multiple off-road parking and leading to:

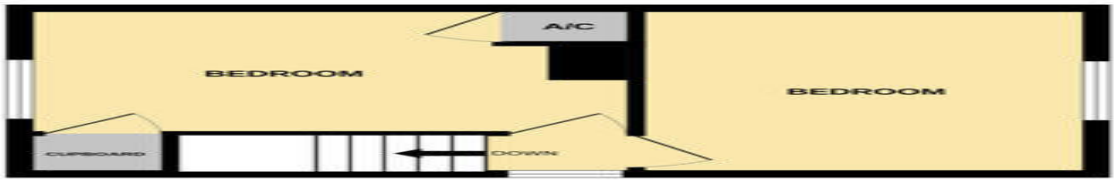
WOODEN GARAGE
In need of repair.

Wrought iron gate to the side leading to the wrap around garden which is mainly laid to lawn with a wide range of mature shrub and tree borders with various fruit trees, outdoor lighting, cold water tap. Wooden garden shed. Oil storage tank.

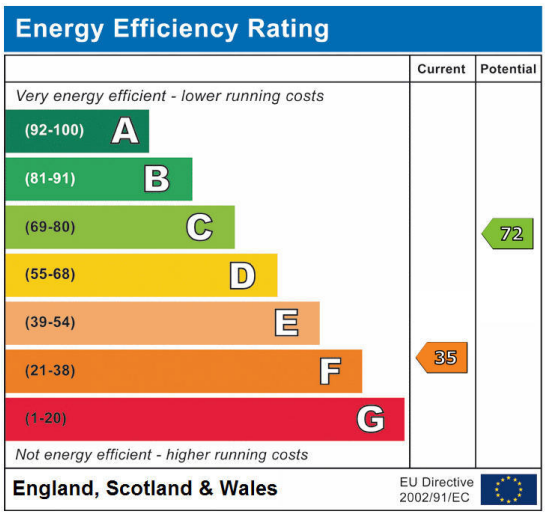
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Mallard Road, Low Fulney, Spalding, Lincolnshire, PE12 6ND

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

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