

2 bed semi-detached house to buy in PE12

Youngs Row, Sutton Bridge, Spalding, Lincolnshire, PE12 9SS

£115,000 Starting Bid

x 2 x 1 x 1

Tenure

Freehold

Car Port parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts' available
- Ideal opportunity for first-time buyers to step onto the property
- Beautifully presented two-bedroom semi-detached
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

Description

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

Calling all first-time buyers – this beautifully presented two-bedroom semi-detached home provides the perfect opportunity to step onto the property ladder. Ideally situated close to the amenities of Sutton Bridge, including the village primary school, GP surgery, shops and pubs. This property offers a wonderful balance of comfort and practicality.

The ground floor welcomes you with a bright and inviting living room, a modern, fully-fitted kitchen, complemented by a useful utility space. Added convenience with a downstairs WC. Light-filled conservatory, which overlooks the garden and creates a versatile additional living space, perfect as a dining area, home office, or simply a place to unwind while enjoying views of the outdoors.

Upstairs, the property continues to impress with two well-proportioned bedrooms, both offering plenty of natural light, along with a stylish family bathroom.

Externally, the home benefits from a pretty, low-maintenance rear garden, mainly laid to lawn with attractive decorative borders, an ideal space for outdoor dining, gardening, or enjoying warmer months. To the front, there is the added advantage of off-road parking with a carport, providing both convenience and peace of mind.

The property is offered with vacant possession and no forward chain.

The village of Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The small but busy Market Town of Long Sutton is located approximately 2 miles away and has a good range of amenities including. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. Sutton Bridge is also within an hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

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.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.

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: A

Tenure: Freehold

Price: Starting Bid £115,000

Property Type: Semi-detached house

Parking: Car Port, Off Street

Construction materials: Brick and block

Roofing type: Slate 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: Cable

Mobile signal coverage: Good

Living Room

4.67m x 3.88m (15'3" x 12'8")

Coved and textured ceiling. uPVC double-glazed door to the front and uPVC double-glazed window to the front. Access to understairs cupboard. TV aerial point. BT Openreach socket. Power points. Radiator. Fitted carpet.

Kitchen

3.88m x 2.27m (12'8" x 7'5")

Coved and textured ceiling. uPVC double-glazed window to conservatory. Modern matching wall and base units, including large drawer storage. Stainless steel sink with mixer tap over and drainer. Eye-level single electric oven. 'Bosch' electric hob with extractor over. Space and plumbing for dishwasher. Space for tall fridge freezer, Laminate flooring.

Conservatory

4.08m x 2.62m (13'4" x 8'7")

Polycarbonate roof. uPVC double-glazed windows. Lighting. Power points.

Utility Space

1.91m x 1.21m (6'3" x 3'11")

Coved and textured ceiling. uPVC double-glazed sliding door to conservatory. Wall-hung 'Ideal Logic' gas boiler. Space and plumbing for washing machine and tumble dryer. Power points. Laminate flooring.

Downstairs Cloarkoom

1.72m x 0.81m (5'7" x 2'7")

Coved and textured ceiling. uPVC double-glazed privacy glass window to rear. Wall-hung hand basin. Low-level WC. Extractor fan. Radiator. Laminate flooring.

Bedroom 1

3.67m x 2.71m (12'0" x 8'10")

Coved ceiling. uPVC double-glazed window to front. Built-in wardrobe. Loft access. Power points. Radiator. Fitted carpet.

Bedroom 2

3.30m x 1.78m (10'9" x 5'10")

Coved and textured ceiling. uPVC double-glazed window to side. Power points. Radiator. Fitted carpet.

Bathroom

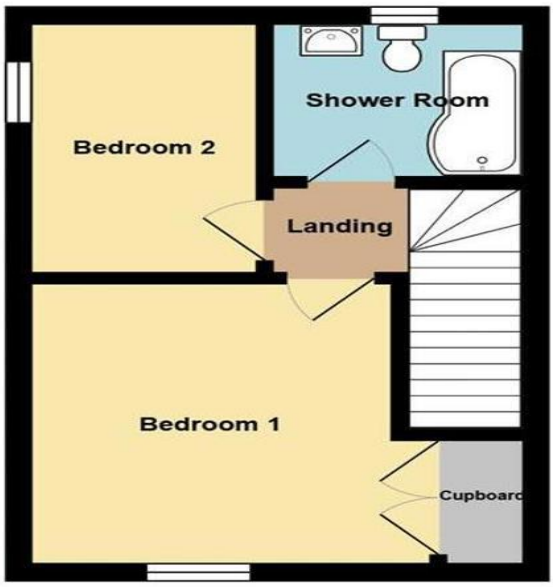
2.31m x 2.00m (7'6" x 6'6")

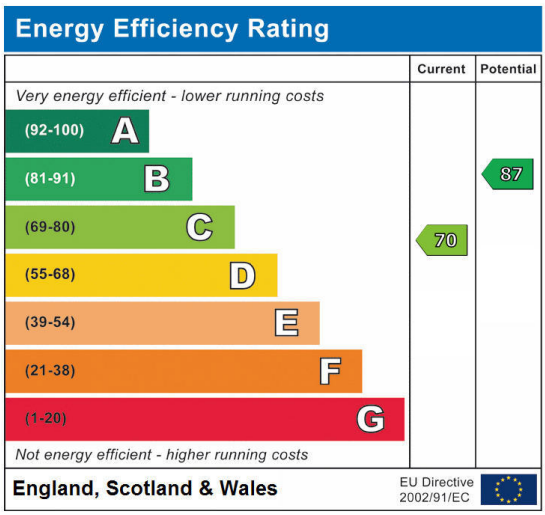
Coved and textured ceiling. uPVC double-glazed privacy window to rear. 'P' shaped bath with dual-head mains-fed shower. Vanity basin. Low-level WC. Heated towel rail. Extractor fan. Laminate flooring.

Outside

To the rear is a well-maintained, low-maintenance garden featuring a manicured lawn with decorative flower beds. A paved pathway leads through the garden and provides access to a car port, offering off-road parking for two vehicles. There is also a small paved courtyard, accessed via a separate door from the conservatory. Outdoor tap and lighting.







Youngs Row, Sutton Bridge, Spalding, Lincolnshire, PE12 9SS

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

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