



3 bed detached house to buy in

Havelock Street, Spalding, Lincolnshire,
PE11 2YL

£165,000 Starting Bid

 x 3  x 1  x 2

Tenure

Freehold

Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ TWO RECEPTION ROOMS
- ✓ THREE BEDROOM DETACHED
- ✓ 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: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
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- ✓ 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 detached three bedroom property, situated close to the town centre with generous gardens, parking and garage. The property has two reception rooms, kitchen breakfast, utility. The property does require modernisation throughout

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 £165,000

Property Type: Detached House

Parking: Garage

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: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

ENTRANCE

Part glazed door and side panel to entrance.
Stairs to first floor, radiator, feature mosaic tiled floor.

DINING ROOM

4.27m x 3.56m (14'0" x 11'8")
Bay window to the front elevation, feature fireplace, radiator. (measurement into bay)

LOUNGE

4.01m x 3.63m (13'1" x 11'10")
Window to the side elevation, patio doors to the rear elevation, wall mounted gas fire, radiator, skirting heater.

KITCHEN BREAKFAST

3.78m x 3.30m (12'4" x 10'9")
Window to the rear and side elevations, fixed seating area, fitted base and wall units, sink unit with taps, space for cooker, radiator

REAR LOBBY

Door to side elevation, boiler cupboard.

WC

Window to the side elevation, WC

UTILITY

2.06m x 1.65m (6'9" x 5'4")
Window to the side elevation, butler style sink, space for washing machine. Door to storage cupboard.

LANDING

Window to the side elevation, loft hatch.

BATHROOM

Window to the front elevation, radiator, bath, wash hand basin.

BEDROOM 1

4.04m x 3.58m (13'3" x 11'8")
Window to the rear elevation, radiator, range of fitted bedroom furniture.

BEDROOM 2

3.61m x 3.56m (11'10" x 11'8")
Window to the front elevation, radiator.

BEDROOM 3

3.30m x 2.74m (10'9" x 8'11")

Window to the rear elevation, fitted wardrobe, vanity wash hand basin.

EXTERNALLY

FRONT: Access to garage, wall enclosed gravel area, off road parking to the side with gated access to the rear.
REAR: Generous rear garden, lawn and shrub area, large vegetable garden area standing for storage sheds

GARAGE

Attached garage, door to the rear garden.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Havelock Street, Spalding, Lincolnshire, PE11 2YL

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

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