



6 Main Road , Hundleby, PE23 5LS

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Freehold

GUIDE PRICE £105,000

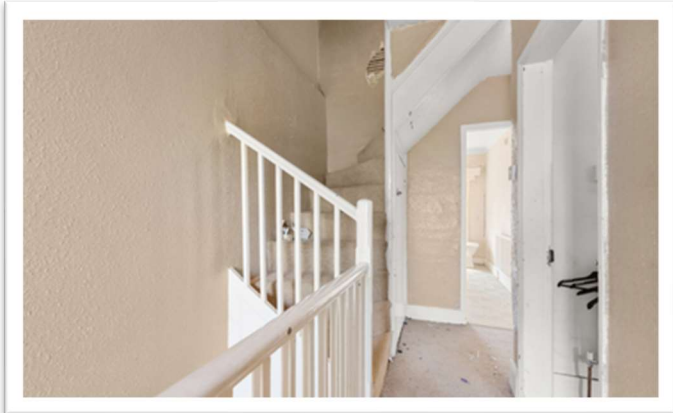


Key Features

- BY AUCTION – SOLD VIA SECURE SALE
- IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE
- Mid terrace three storey house
- Four bedrooms
- Lounge & dining room
- Off-road parking to front
- Rear courtyard & garden
- EPC rating D



****Being Sold via Secure Sale online bidding****
Terms & Conditions apply. Starting Bid £105,000



A large mid terrace three storey Victorian house in a popular village location, in need of full refurbishment. Having over 1,500 square feet of accommodation comprising: entrance hall, lounge, dining room and breakfast kitchen to ground floor. Two bedrooms & bathroom to first floor. Two further bedrooms and attic room to second floor. Outside the property has off-road parking to the front, an enclosed rear courtyard with an enclosed lawned garden beyond.

ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having staircase rising to first floor and door to cellar.

LOUNGE

4.19m x 4.1m (13.7ft x 13.5ft)

Having sealed unit double glazed uPVC bay window to front elevation, coved ceiling, radiator and fireplace with tiled back & hearth and wooden surround.

DINING ROOM

3.7m x 3.65m (12.1ft x 12ft)

Having window to rear elevation, radiator and picture rail.

REAR ENTRANCE HALL

Having door to side elevation.

BREAKFAST KITCHEN

6.24m x 3.08m (20.5ft x 10.1ft)

Having two windows to side elevation, radiator, wood effect flooring, work surface with tiled splashback, inset stainless steel sink & drainer, cupboards & drawers under, cupboards over and recess for electric cooker with extractor over.

FIRST FLOOR LANDING

Having window to rear elevation and staircase rising to second floor.

BEDROOM ONE

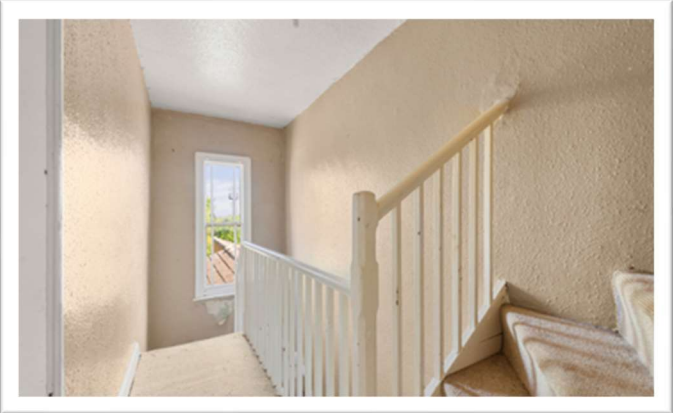
3.69m x 3.7m (12.1ft x 12.1ft)

Having sealed unit double glazed uPVC window to rear elevation, coved & textured ceiling and radiator.

BEDROOM TWO

4.22m x 3.17m (13.8ft x 10.4ft)

Having sealed unit double glazed uPVC window to front elevation, coved & textured ceiling and radiator.



BATHROOM

3.38m x 2.22m (11.1ft x 7.3ft)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator, tile effect flooring, panelled bath with tiled splashback, wall mounted hand basin with tiled splashback and high level WC.

SECOND FLOOR LANDING

BEDROOM THREE

4.25m x 3.05m (13.9ft x 10ft)

Having window to front elevation and radiator.

BEDROOM FOUR

3.3m x 2.59m (10.8ft x 8.5ft)

Having window to front elevation and radiator.

ATTIC ROOM

(restricted head height) Having roof window and wall mounted gas fired boiler providing for both domestic hot water & heating.

EXTERIOR

To the front of the property there is a concrete area providing off-road parking for a small car.

REAR GARDEN

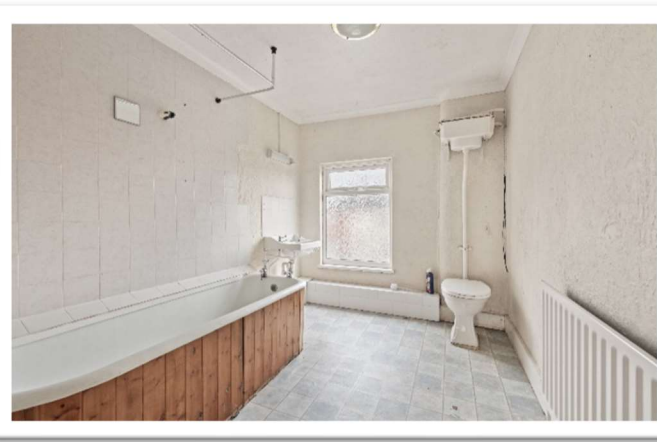
To the rear of the property there is an enclosed courtyard with a gate to a passageway leading to an enclosed lawned garden with a garden shed.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band C.

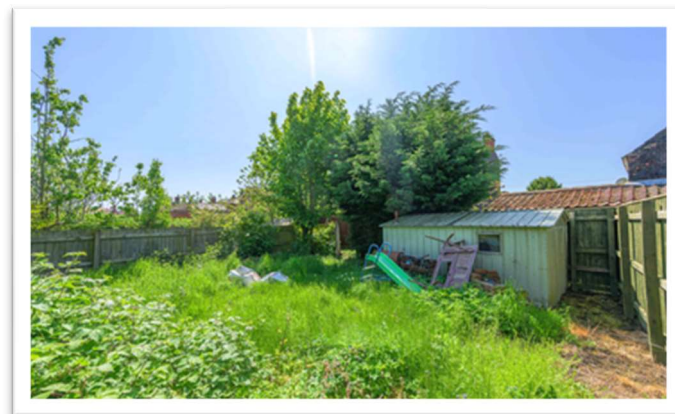
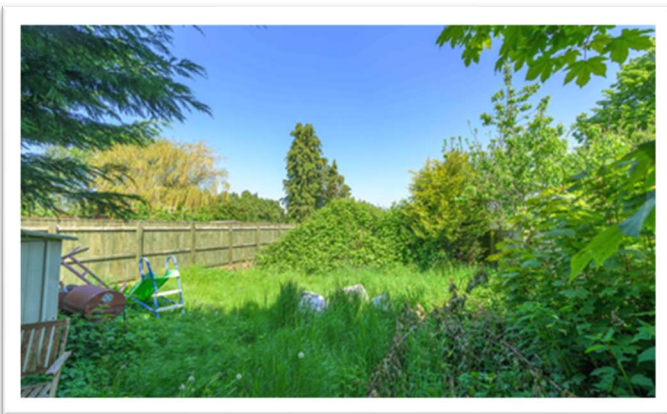
VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.





 **NEWTON FALLOWELL**



AUCTIONEERS 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.

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 6,000 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.

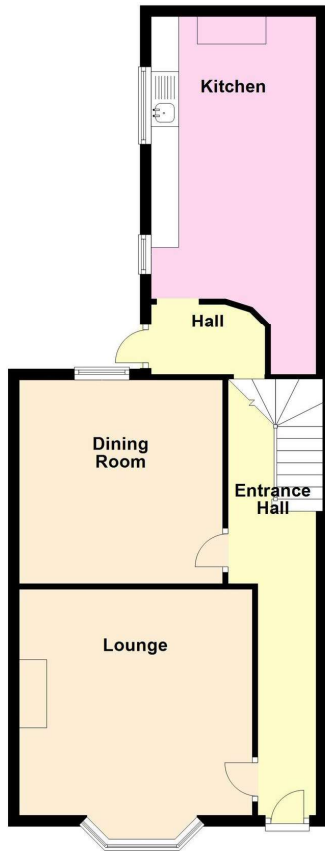
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Floorplan

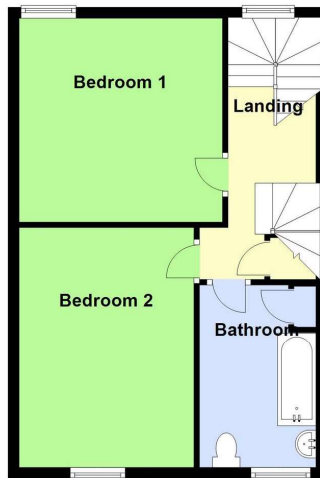
Ground Floor

Approx. 62.8 sq. metres (676.1 sq. feet)



First Floor

Approx. 44.2 sq. metres (476.2 sq. feet)



Second Floor

Approx. 38.7 sq. metres (416.3 sq. feet)



Total area: approx. 145.7 sq. metres (1568.5 sq. feet)



AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



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