



5  2  3 

7 and 9 Pinchbeck Road, Spalding PE11 1QD

Guide price £130,000

BELVOIR!



Key Features

- > INVESTMENT OPPORTUNITY
- > TWO SELF CONTAINED FLATS
 - > TOWN CENTRE LOCATION
 - > GRADE 2 LISTED BUILDING
- > POTENTIAL FOR CONVERSION
 - > FOR SALE BY MODERN AUCTION
 - > Tenure: Freehold
 - > EPC rating D and D

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £130,000

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 for sale 7 and 9 Pinchbeck Road, Two self contained flats ideal for rental or conversion (subject to required permissions) Ground floor flat has two bedrooms lounge, kitchen and bathroom. First floor flat is over two floors with three bedrooms, kitchen, lounge, shower room and bathroom.





GROUND FLOOR FLAT

ENTRANCE HALL

Wooden door, radiator.

BEDROOM 1

16'10" x 12'10" (5.1m x 3.9m)

Glazed bay window to the front, radiator

KITCHEN

11'8" x 6'11" (3.6m x 2.1m)

Two UPVC double glazed windows to the rear elevation, fitted bas and wall units, sink unit, cooker space, wall mounted boiler.

BATHROOM

UPVC double glazed window to the rear and side elevation, three piece suite comprising of WC, wash hand basin, panelled bath, radiator.

LOUNGE

16'9" x 12'10" (5.1m x 3.9m)

Glazed bay window to the front elevation, radiator.

BEDROOM 2

15'11" x 12'5" (4.9m x 3.8m)

Window to front elevation, glazed door to the rear elevation, feature ornate fire place, radiator. (maximum measurements)

FIRST FLOOR FLAT

ENTRANCE

UPVC door to entrance, stairs to first floor.

HALLWAY

Doors to:

SHOWER ROOM

UPVC double glazed window to the rear elevation, three piece suite comprising of WC, wash hand basin, shower cubicle.

BATHROOM

UPVC double glazed window to the rear and side elevation, three piece suite comprising of WC, wash hand basin, panelled bath, wall mounted boiler, radiator.

INNER HALLWAY

Door to Stairs to top floor.

KITCHEN

14'9" x 13'7" (4.5m x 4.1m)

Window to the front elevation, range of fitted base and wall units, sink unit, radiator.

LOUNGE

17'2" x 16'2" (5.2m x 4.9m)

Window to the front elevation, feature ornate fireplace, radiator. (maximum measurements)







BEDROOM 3

10'5" x 9'4" (3.2m x 2.8m)

window to the front elevation, radiator, storage cupboard with window to the front elevation.

TOP FLOOR LANDING

Doors to:

BEDROOM 1

16'9" x 13'10" (5.1m x 4.2m)

window to the front elevation, radiator (restricted head height into eaves, maximum measurement L shaped room)

BEDROOM 2

14'10" x 14'1" (4.5m x 4.3m)

Window to the front elevation, radiator.

EXTERNALLY

Gated side access to first floor flat, passageway to the rear.

AGENTS NOTES

The property is a Grade 2 listed building the council tax for ground floor apartment is band A and the first floor band B

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.

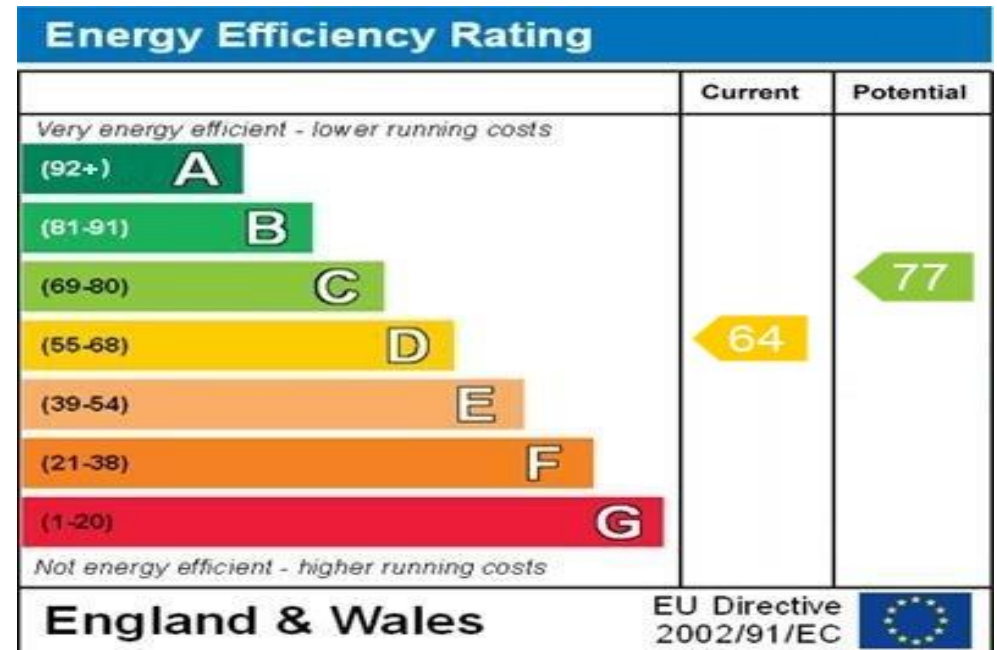
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering

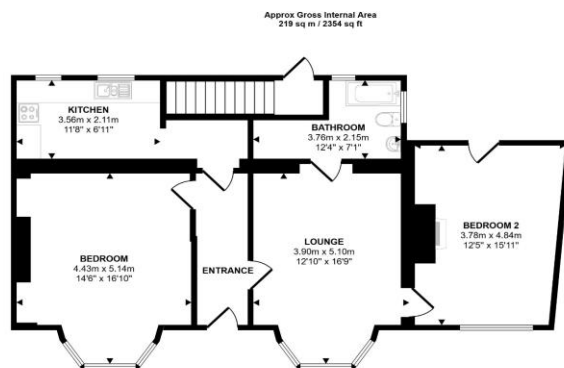
AUCTIONEERS ADDITIONAL COMMENTS

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.

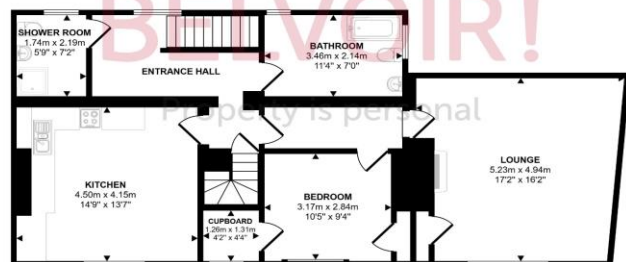
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



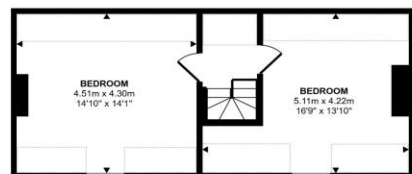




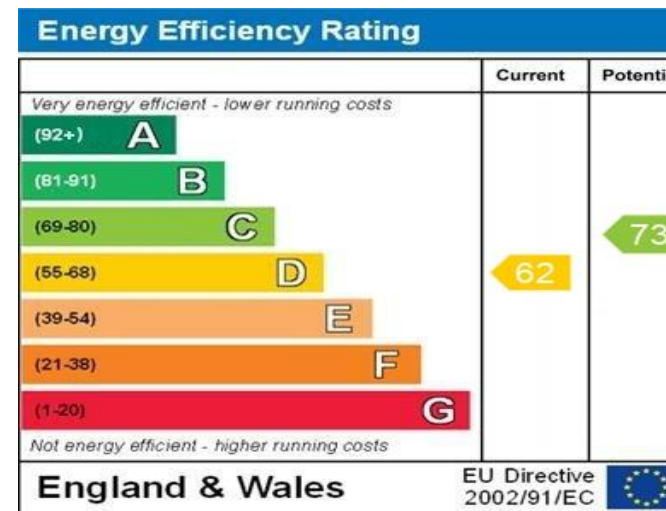
Ground Floor
Approx 87 sq m / 933 sq ft



First Floor
Approx 90 sq m / 971 sq ft



Second Floor
Approx 42 sq m / 450 sq ft



Contact us today to arrange a viewing...

www.belvoir.co.uk/spalding-estate-agents/

BELVOIR!

01775 722475