



2  3  1 

51 Branches Lane, Fleet PE12 7BG

Guide price £135,000

BELVOIR!



Key Features

- > Being Sold via Secure Sale online bidding. Terms and Conditions apply, Starting bid £135,000
- > TWO BEDROOMS
- > THREE RECEPTION ROOMS
- > APPX 1/2 ACRE PLOT
- > RURAL VIEWS TO FRONT
- > RENOVATION PROJECT



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £155,000

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 along with Pattinsons Auctions are pleased to offer this unique opportunity, The property does require complete renovation and is situated on a plot of approximately 1/2 acre STS, outbuilding, sheds, greenhouse and recently built oversize garage. Subject to required permission's the property has space to be extended and made into a significant family home. The accommodation currently has two bedrooms, two sitting rooms, bar area, kitchen, utility area and bathroom.





ENTRANCE

UPVC double glazed door, stairs to first floor.

LOUNGE

12'0" x 11'9" (3.7m x 3.6m)

UPVC double glazed window to the front elevation, radiator, fire place.

LOUNGE 2

13'1" x 11'10" (4m x 3.6m)

UPVC double glazed window to the front elevation, radiator fire surround with gas fire and back boiler.

BAR ROOM

16'5" x 7'0" (5m x 2.1m)

Fitted bar with canopy two internal windows radiator.

KITCHEN

18'11" x 8'6" (5.8m x 2.6m)

UPVC double glazed windows and door to the rear elevation, window to the side elevation, base unit with sink, space for range style cooker, radiator. Opening to former store with window to the rear, leading to WC.

UTILITY AREA

7'10" x 7'4" (2.4m x 2.2m)

window to the side elevation.

FIRST FLOOR LANDING

Storage cupboard

BEDROOM 1

13'0" x 11'11" (4m x 3.6m)

UPVC double glazed window to the front elevation, built in cupboard, radiator, over stairs area with UPVC double glazed window to the front.

BEDROOM 2

12'0" x 11'11" (3.7m x 3.6m)

UPVC double glazed window to the front elevation, radiator.

EXTERNALLY

The property occupies a large plot extending to approximately 1/2 acre STS. The property is approached by twin gates with mature front garden and drive leading to a recently constructed garage. gated access to the rear.

REAR: Feature patio and raised features the gardens extends to the rear and has a host of sheds, green house, most notably a brick built storage shed, modern insulated workshop/office with UPVC double glazing, the garden is mature and maintenance is required







GARAGE

18'8" x 10'9" (5.7m x 3.3m)

Recently constructed brick built with Sealed unit door to side, UPVC double glazed window to the rear, twin wooden doors to the front.

BRICK BUILT STORAGE

40'10" x 12'5" (12.4m x 3.8m)

Substantial building which is need of renovation, doors to both end elevations windows to the side.

AGENTS NOTE: Drainage has not been verified.

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.

Auctioneers Additional Comments

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.

Auctioneers Additional Comments

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.

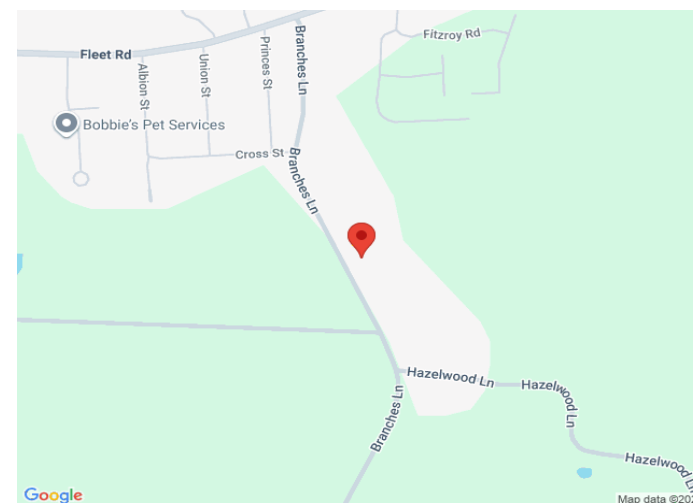
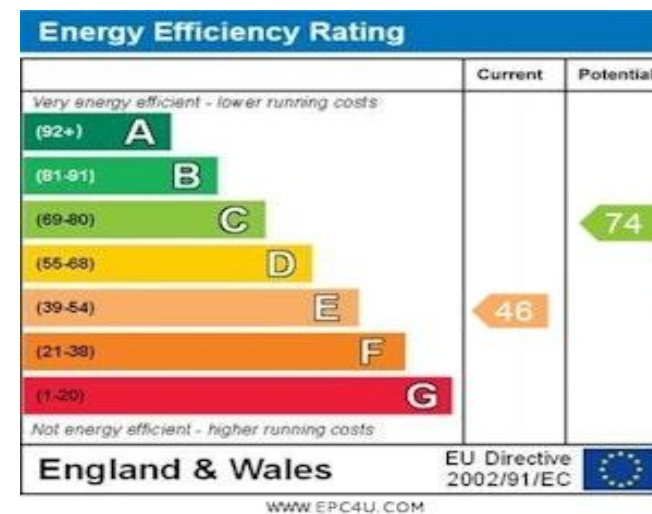
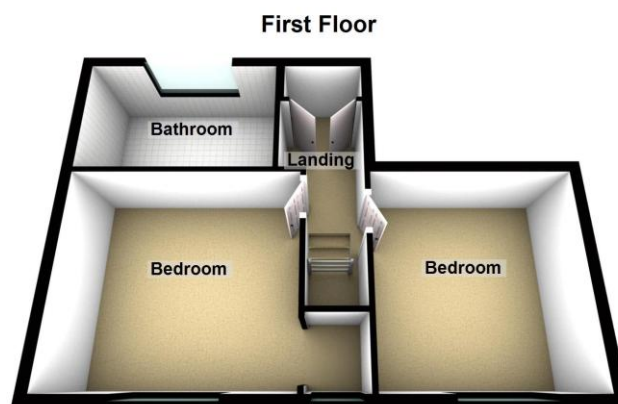
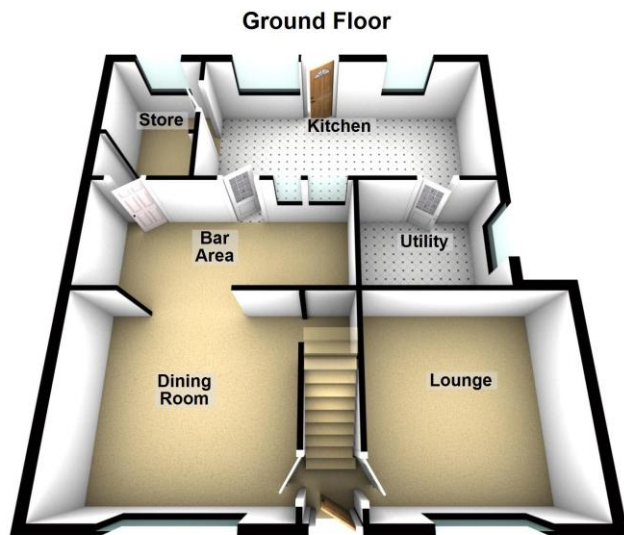
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. 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.





Contact us today to arrange a viewing...

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

BELVOIR!

01775 722475