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26 New Road, Spalding PE11 1DL

Guide price £70,000

**BELVOIR!**



## Key Features

- > Being Sold via Secure Sale online bidding. Terms and Conditions apply, Starting bid £70,000
- > TWO BEDROOM TERRACE
- > FITTED KITCHEN
- > GAS CENTRAL HEATING
- > GARDEN
- > TOWN CENTRE LOCATION
- > Tenure: Freehold
- > EPC rating D

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70,000  
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 this two bedroom terraced property, situated in the town centre the property has two bedrooms, lounge, fitted kitchen, shower room and enclosed rear garden.



## ENTRANCE

Door to:

## LOUNGE

12'8" x 12'6" (3.9m x 3.8m)

Sash window to the front, radiator, feature fireplace.

## KITCHEN

13'11" x 12'7" (4.2m x 3.8m)

UPVC double glazed window and door to the rear elevation, stairs to first floor, base and wall units, sink unit, space for washing machine, cooker point, wall mounted boiler. (maximum measurements)

## FIRST FLOOR LANDING

Doors to:

## BEDROOM 1

12'9" x 12'7" (3.9m x 3.8m)

Two sash windows to the front elevation, radiator.

## BEDROOM 2

12'7" x 9'5" (3.8m x 2.9m)

UPVC double glazed window to the rear elevation, radiator. (maximum measurements)

## SHOWER ROOM

Three piece suite comprising of WC, wash hand basin, shower cubicle, heated towel rail.

## EXTERNALLY

Enclosed rear garden.





#### 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.

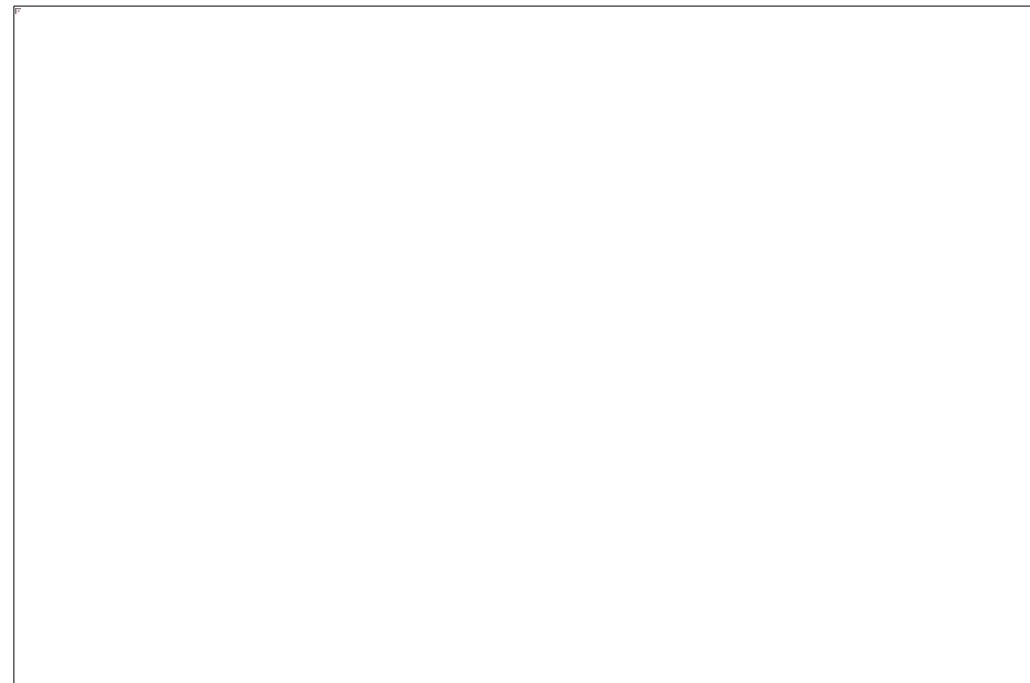
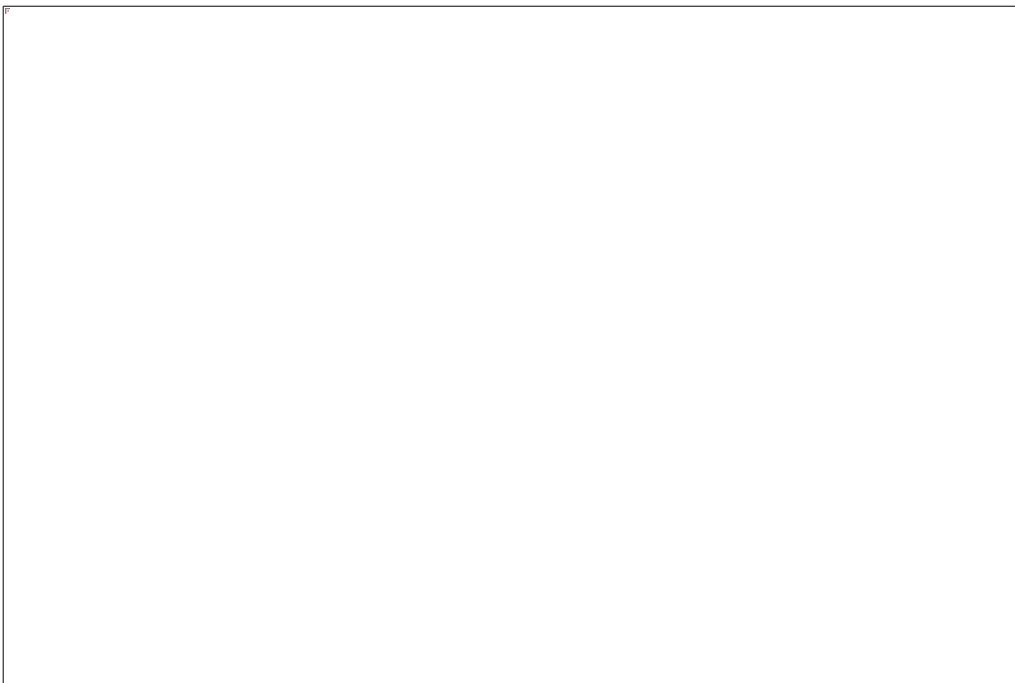
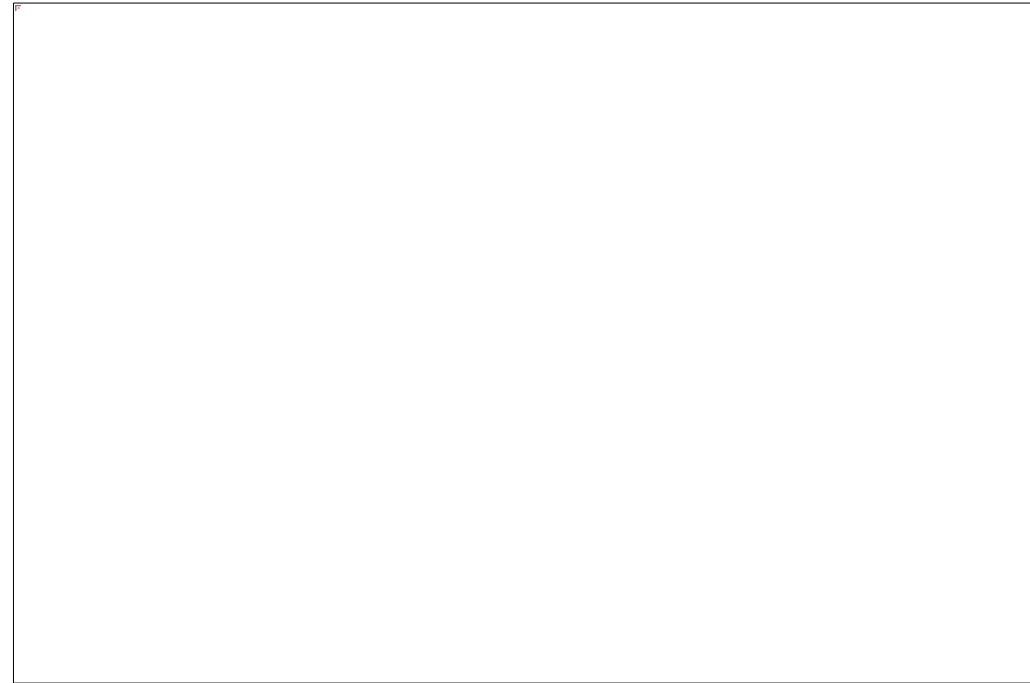
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

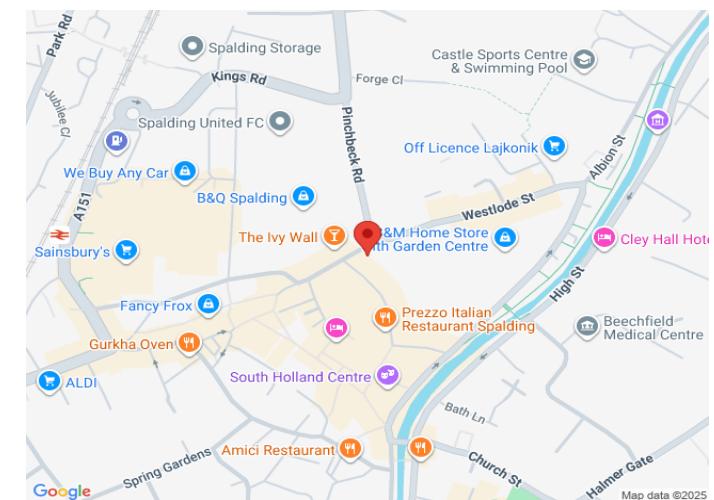
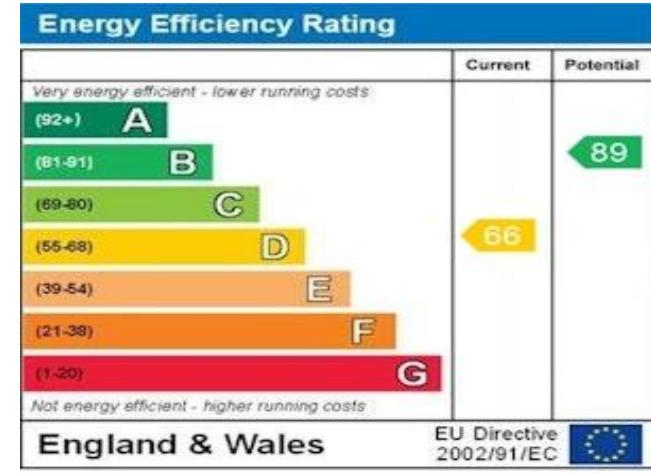
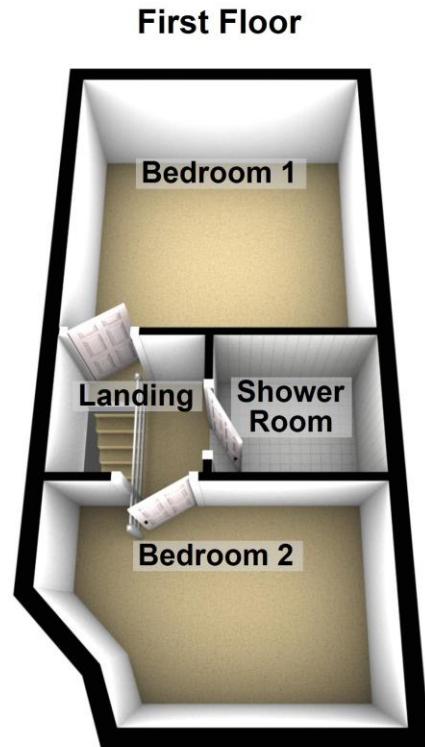
#### Auctioneers Additional Comments

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/](http://www.belvoir.co.uk/spalding-estate-agents/)

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