



243 Sleaford Road

Being sold via secure sale online bidding. Terms and conditions apply. Immediate 'exchange of contracts' available. Starting Bids - £70,000

Well-positioned two bedroom detached bungalow – Cash Buyers Only

Being situated on the outskirts of the town on the West side, this property offers easy access toward Sleaford and Heckington, plus of course the immediate town amenities which include the Princess Royal Sports arena, and the rowing and tennis clubs, together with a number of supermarkets.

The accommodation comprises an entrance hall, two bedrooms and a bathroom together with a generous double-aspect lounge, kitchen and a lean-to conservatory, whilst outside the property has front and rear gardens, driveway and garage.

Please note that whilst the property offers considerable potential, the property is in need of a comprehensive program of improvement, including structural repairs, so only cash buyers will be considered.

- Tenure: Freehold.
- EPC 'Awaited'.
- Council Tax Band 'B'.



Entrance – Via obscure-glazed door into the: **Entrance Hall** - having doors arranged off to:

Lounge/ Diner 7.13m x 4.60m red. to 3.65m – The lounge has a double aspect with windows to the front and side.

Kitchen 4.19m x 3.83m - Comprising cupboards at base and eye level, stainless steel style sink/drainers and walk-in utility space. A further door leads to a lean-to style conservatory.

Bedroom One 3.59m x 3.35m – A double bedroom with window overlooking the front garden/ driveway.

Bedroom Two 3.08m x 2.16m – Having window to the rear aspect.

Bathroom - Comprises a three-piece suite of low level WC, pedestal hand basin and a panel bath.

Outside – The property has been mainly laid to lawn at the front with a lean-to style car port and a garage to the left. A wooden hand gate leads to the rear garden which combines a paved patio area with lawn, trees and shrubs. There is also a wooden garden shed included.

VIEWINGS – Strictly through the partner agent Fairweather Estate Agent on 01205 336122 sales@fairweather-estateagents.co.uk





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 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. 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. 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.**

