



The Cottage, Browns Drove, Swineshead, Boston, PE20 3PX



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Freehold

Guide price £135,000



Key Features

- Detached cottage
- Three bedrooms
- Lounge, dining room & garden room
- Gardens to both sides
- Open views to front & rear
- Partially refurbished
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- EPC rating F





**Being Sold via Secure Sale online bidding - Terms & Conditions apply
Starting Bid £135,000**

A rurally located detached cottage with open views to both the front and rear, offering a rare opportunity for further refurbishment and personalisation. Formerly two cottages and still retaining two staircases, the property has been modernised upstairs, while the ground floor awaits completion, making it ideal for those seeking a character home to finish to their own taste.



The accommodation comprises: kitchen, dining room, hall, lounge and garden room to the ground floor, with three bedrooms and a bathroom to the first floor. Outside, the property enjoys gardens to both sides together with off-road parking, all set against a picturesque countryside backdrop.

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.



ACCOMMODATION

Part glazed side entrance door through to the:

KITCHEN

4.45m x 2.13m (14'7" x 7'0")

Having windows to side & rear elevations.

DINING ROOM

3.45m x 3.51m (11'4" x 11'6")

Having window to front elevation.

HALL

With two staircases rising to first floor.

LOUNGE

3.56m x 3.48m (11'8" x 11'5")

Having window to front elevation.

GARDEN ROOM

4.47m x 2.08m (14'8" x 6'10")

Having sliding doors to side elevation, door to rear elevation.

BEDROOM ONE

3.53m x 3.45m (11'7" x 11'4")

Having window to front elevation.

BATHROOM

4.47m x 2.13m (14'8" x 7'0")

Having window to side elevation.

BEDROOM TWO

3.56m x 3.45m (11'8" x 11'4")

Having window to front elevation.

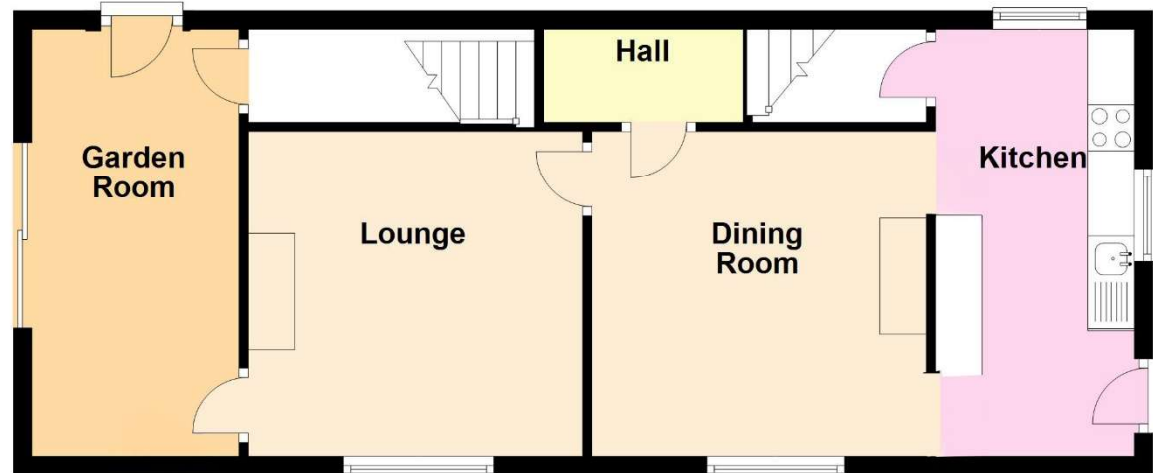
BEDROOM THREE

4.27m x 2.06m (14'0" x 6'10")

Having window to side elevation.

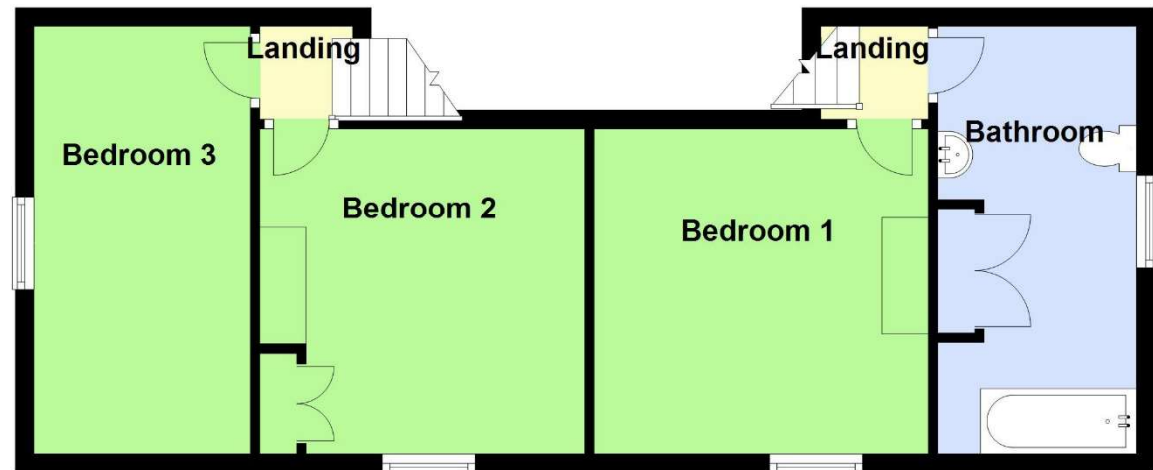
Ground Floor

Approx. 54.6 sq. metres (587.7 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.1 sq. feet)



Total area: approx. 103.7 sq. metres (1115.8 sq. feet)



EXTERIOR

The property sits on a good size plot which extends to both sides of the. The garden to the right hand side of the property has a brick pillared entrance leading to hardstanding which provides off road parking. To the left hand side of the cottage there is a further brick pillared driveway leading to an area of hardstanding providing parking space. There is also a section of raised vegetable beds and grassed areas.

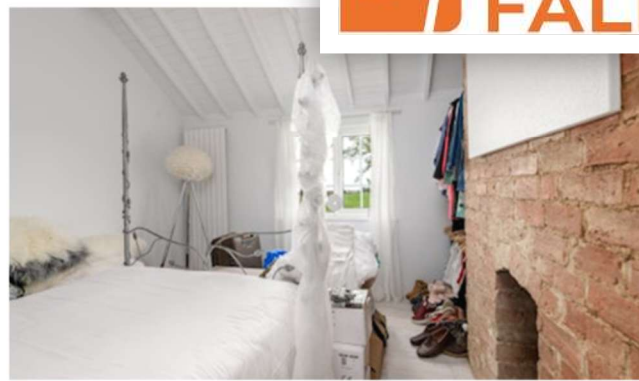
SERVICES

The property has mains electricity and water connected. We understand that drainage is to a septic tank which we believe needs attention and will not comply with current regulations. The current council tax is band C.





 **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.

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.

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.

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.



VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

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.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



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