



Sheneway, Green Lane, Sutterton, Boston, PE20 2EA



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Freehold

Guide price £85,000



Key Features

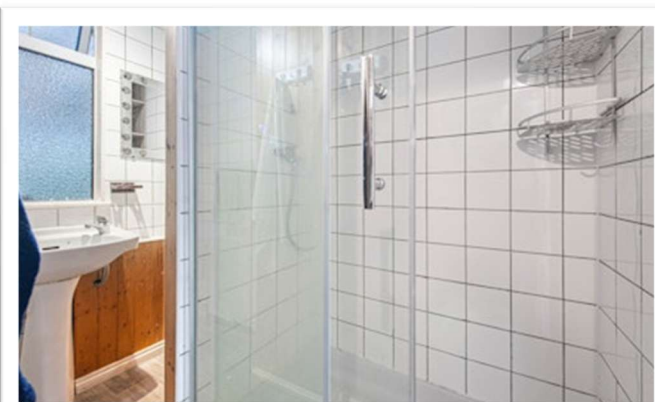
- Detached bungalow
- Two bedrooms
- Lounge, kitchen & conservatory
- NON-STANDARD CONSTRUCTION
- Overlooking a meadow
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- EPC rating F





Being sold via Secure Sale online bidding
Terms & Conditions apply - Starting Bid £85,000

A fantastic opportunity to acquire a detached bungalow in a great position on Green Lane overlooking a meadow. The property is of a non-standard construction and in the agents opinion would be suitable for a replacement dwelling, subject to planning permission which has previously been granted in the past.



The property has accommodation comprising: entrance hall, cloakroom, shower room, lounge, kitchen, conservatory and two bedrooms. Outside there is a lawned front garden, a driveway providing off road parking, garage and an enclosed rear garden.

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

ENTRANCE HALL

CLOAKROOM

SHOWER ROOM

LOUNGE
4.86m x 3.16m (15'11" x 10'5")

KITCHEN
3.16m x 2.76m (10'5" x 9'1")

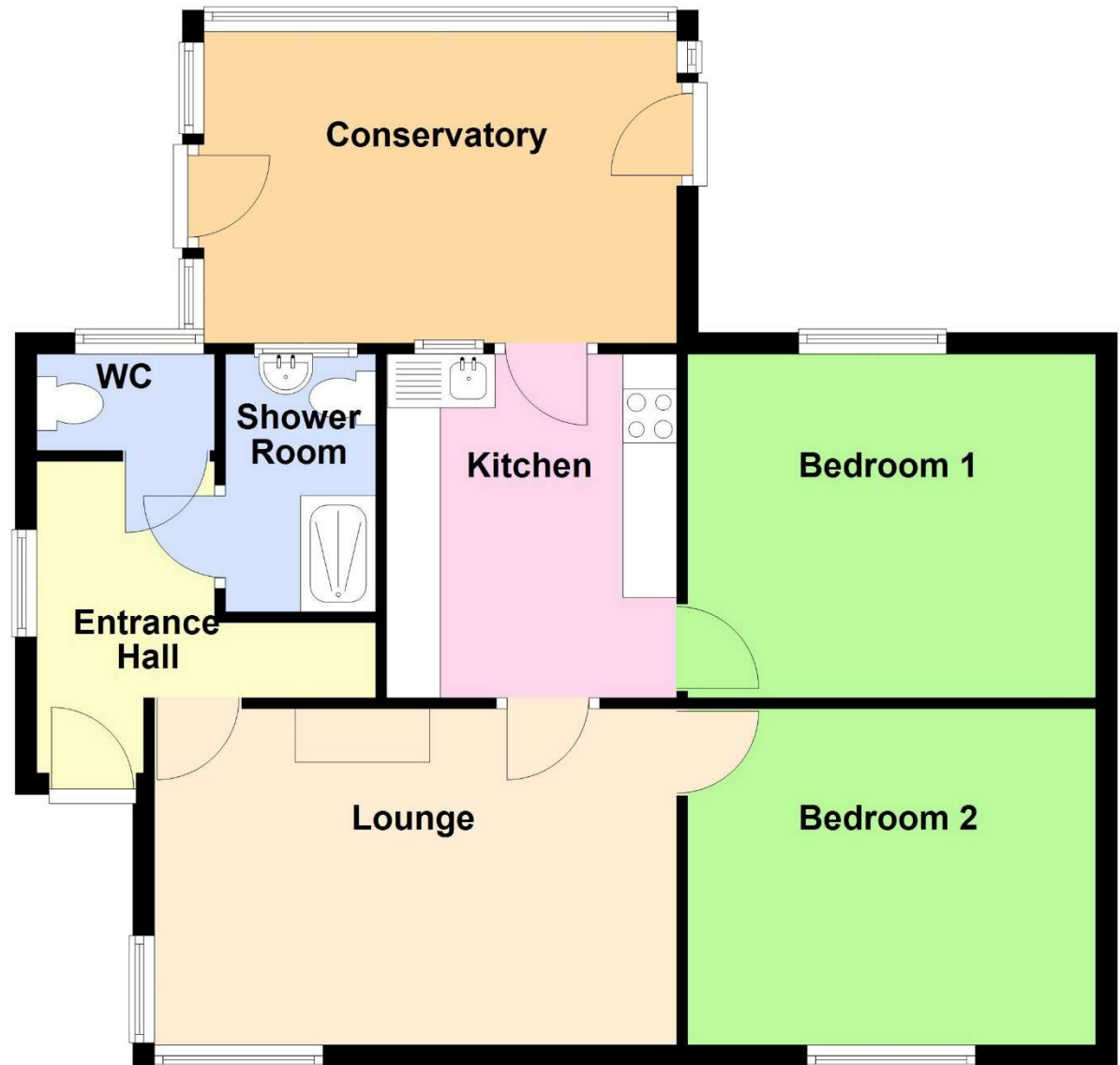
CONSERVATORY
4.36m x 2.92m (14'4" x 9'7")

BEDROOM ONE
3.79m x 3.18m (12'5" x 10'5")

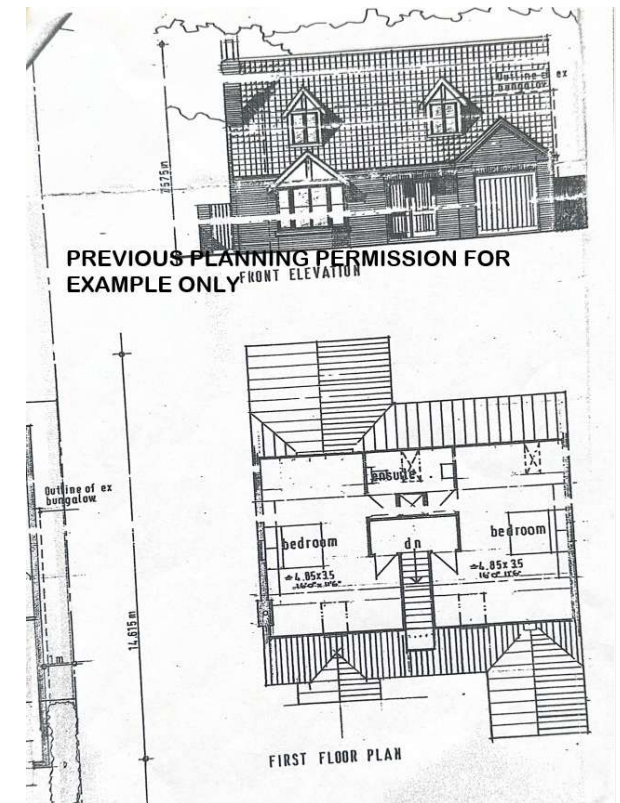
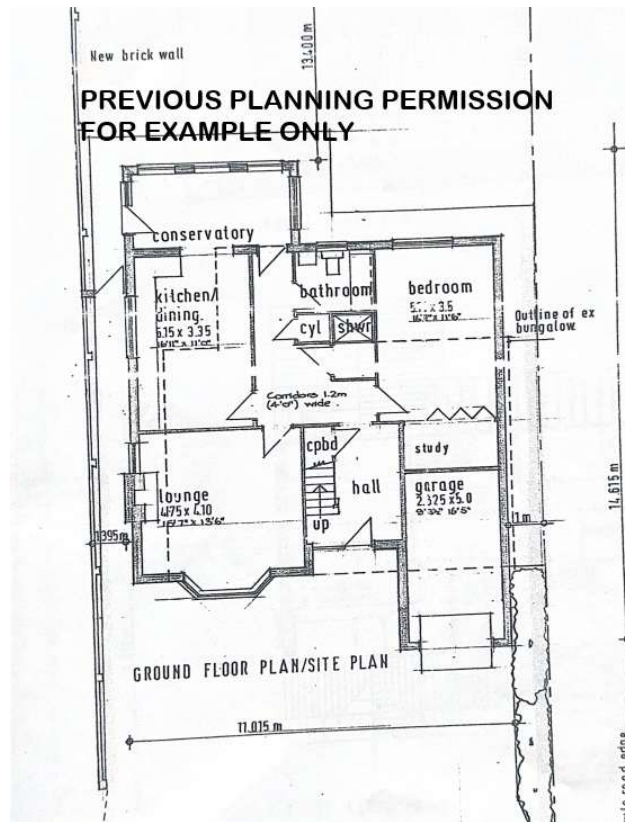
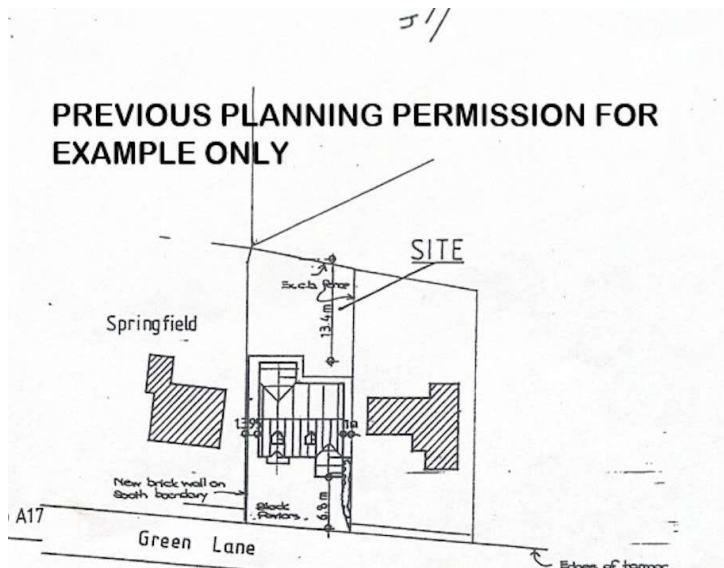
BEDROOM TWO
3.81m x 3.18m (12'6" x 10'5")

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the current council tax is band A.



Total area: approx. 73.6 sq. metres (791.9 sq. feet)



AUCTIONEER'S 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.

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.



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk

