



Being Sold by Online Auction

GOTO PROPERTIES

End Farm House, Occupation Lane,
New Bolingbroke, Boston, PE22 7JZ



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Freehold

Guide price £110,000



Key Features

- Being sold by online auction
- Detached house
- Three bedrooms
- Lounge, dining room & conservatory
- Kitchen, utility & WC
- Plot approx. 0.20 acre (STS)
- Semi-rural location with open views
- EPC rating F





Being Sold by Online Auction - Starting Bids from: £110,000
Buy it now option available
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A fantastic opportunity to acquire a detached house on a plot of approximately 0.20 acre, subject to survey, in a semi-rural location with open views. The property is in need of renovation and has accommodation comprising: porch, entrance hall, lounge, dining room, kitchen, conservatory and utility with WC off to ground floor. Three bedrooms & bathroom with separate shower to first floor. Outside the property has a driveway providing off-road parking and gardens.



ACCOMMODATION

Part glazed front entrance door to the:

PORCH

With further part glazed door to the:

ENTRANCE HALL

Having staircase rising to first floor.

LOUNGE

3.91m x 3.68m (12'10" x 12'1")

Having window to front elevation, electric storage heater, understairs storage cupboard, laminate flooring and fireplace with inset multi-fuel burner.

DINING ROOM

3.88m x 3.61m (12'8" x 11'10")

Having windows to front & side elevations, electric storage heater, laminate flooring and cast iron fireplace.

KITCHEN

6.99m x 2.44m (22'11" x 8'0")

Having two windows to rear elevation, window to side elevation, inset ceiling spotlights, electric storage heater and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: double bowl sink with mixer tap inset to work surface, cupboards & drawers under. Further work surface with inset electric hob, integrated electric oven, further integrated electric double oven cupboards & drawers under, cupboards & extractor over. Part glazed door to the:





CONSERVATORY

Of sealed unit double glazed construction on brick walls with polycarbonate roof. Having two sets of french doors to the garden and tiled floor.

UTILITY

Having window to side elevation, inset ceiling spotlights, tiled floor, pedestal hand basin and work surface with space & plumbing for automatic washing machine under.

WC

Having window to side elevation, tiled floor and low level WC.

FIRST FLOOR LANDING

Having window to rear elevation.



BEDROOM ONE

3.9m x 3.63m (12'10" x 11'11")

Having window to front elevation, electric storage heater and airing cupboard housing hot water cylinder.

BEDROOM TWO

3.89m x 3.6m (12'10" x 11'10")

Having window to front elevation and electric storage heater.

BEDROOM THREE

3.74m x 2.39m (12'4" x 7'10")

(part restricted head height) Having window to side elevation and electric storage heater.

BATHROOM

Having window to side elevation, tiled floor, shower enclosure with mixer shower fitting, panelled bath with mixer tap & hand-held shower attachment, pedestal hand basin, close coupled WC and bidet.



 **NEWTON FALLOWELL**

EXTERIOR

To the front of the property there is a gravelled garden with a footpath leading to the front entrance door. To the side of the property there is a driveway providing off-road parking.

REAR GARDEN

Laid to lawn with a garden shed, greenhouse and a brick-built store.

THE PLOT

The property occupies a plot of approximately 0.20 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric storage heaters and the property is double glazed. The current council tax is band C.

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.



AUCTIONEERS NOTES

This property is for sale by Modern Method of Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendors solicitor. Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the VAT, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

GENERAL INFORMATION

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.

The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of £6000 including VAT and a Legal Pack fee of £396 including VAT. This secures the transaction and takes the property off the market.

The Buyer's Premium and administration charge are in addition to the final negotiated selling price.

MATERIAL INFORMATION

The information above has been provided by the vendor, agent and GOTO Group and may not be accurate. Please refer to the property's Legal Pack. (You can download this once you have registered your interest against the property). This pack provides material information which will help you make an informed decision before proceeding. It may not yet include everything you need to know so please make sure you do your own due diligence as well

Floorplan



Total area: approx. 134.1 sq. metres (1443.5 sq. feet)



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