



13 Eleys Lane, Algarkirk, Boston, PE20 2HR

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Freehold

Guide price £135,000



Key Features

- For sale by online auction
- Semi-detached four bedroom house
- Lounge & dining room
- Off-road parking & rear garden
- Plot approx. 0.17 acre (STS)
- Semi-rural location with open views
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- EPC rating D



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

A semi-detached house on a plot of approximately 0.17 acre, subject to survey, in a semi-rural location with open views to the front and rear. The property is in need of updating and we are advised that the property has spray foam insulation in the loft making it suitable for cash buyers only. Having accommodation comprising: entrance hall, lounge, dining room, breakfast kitchen and bathroom to ground floor. Four bedrooms to first floor. Outside the property has off-road parking and a rear garden. The property benefits from oil fired central heating and double glazing.

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 front entrance door through to the:

ENTRANCE HALL

Having window to side elevation, radiator, staircase rising to first floor and understairs storage cupboard with window to side elevation.

LOUNGE

4.81m x 4.65m (15'10" x 15'4")

Having coved ceiling, radiator and brick-built fireplace with inset electric fire and plinth to side. Archway to the kitchen and opening to the:

DINING ROOM

4.66m x 3.27m (15'4" x 10'8")

Having window to front elevation and radiator.

BREAKFAST KITCHEN

4.47m x 4.17m (14'8" x 13'8")

Having window to side elevation, windows & glazed door to rear elevation & garden, radiator, laminate flooring and oil fired boiler providing for both domestic hot water & heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks incorporating: space for cooker with extractor over, stainless steel sink & drainer, space & plumbing for automatic washing machine & dishwasher.

BATHROOM

3.32m x 1.89m (10'11" x 6'2")

(max) Having two windows to side elevation, radiator, tiled walls, laminate flooring, panelled bath, close coupled WC and pedestal hand basin.



FIRST FLOOR LANDING

Having window to side elevation

BEDROOM ONE

4.47m x 3.56m (14'8" x 11'8")

Having window to rear elevation and built-in cupboard,

BEDROOM TWO

3.33m x 2.61m (10'11" x 8'7")

Having window to rear elevation and radiator.

BEDROOM THREE

3.62m x 3.05m (11'11" x 10'0")

Having window to front elevation and radiator.



BEDROOM FOUR

3.49m x 3.48m (11'6" x 11'5")

(max) Having window to front elevation and radiator.



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EXTERIOR

To the front of the property there is a lawned garden. A shared driveway extends down the side of the property to the:

REAR GARDEN

Having a large concrete area which provides off-road parking & hardstanding, garden shed, oil storage tank and a lawned garden beyond. There is also an attached store.

THE PLOT

The property occupies a plot of approximately 0.17 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 an oil fired boiler serving radiators and the property is double glazed. The current council tax is band A.

AGENT'S NOTES

We are advised that the property has spray foam insulation in the loft and therefore the property is for cash buyers only.





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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.**

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.

PARTICULARS

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.



Floorplan



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