



14 Leagate Road, Gipsy Bridge, Boston, PE22 7BU



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Freehold

GUIDE PRICE £120,000



Key Features

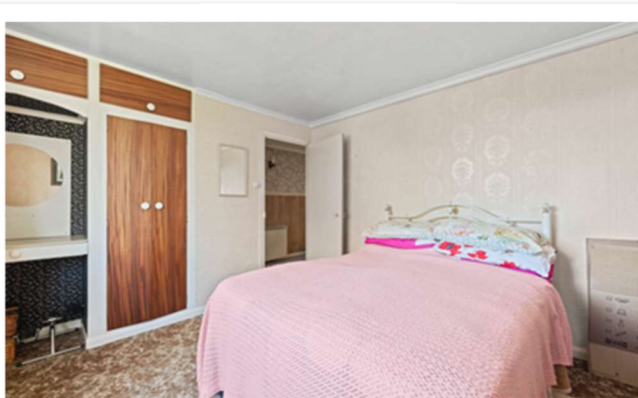
- Detached two bedroom bungalow
- Lounge, kitchen & bathroom
- Driveway & garden to rear
- Village location
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- EPC rating F



Being Sold via Secure Sale online bidding
Terms & Conditions apply - Starting Bid £120,000

A detached bungalow on a good sized corner plot in a village location. The bungalow is of non-standard construction and has accommodation comprising: porch, entrance hall, lounge, kitchen, lean-to utility, two double bedrooms, bathroom and separate WC. Outside the property has lawned gardens and a driveway to the rear providing off-road parking.

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 uPVC entrance door through to the:

ENTRANCE PORCH

With further door to the:

ENTRANCE HALL

Having electric storage heater, smoke alarm, access to roof space and built-in storage cupboard.

LOUNGE

4.61m x 3.18m (15'1" x 10'5")

Having windows to front & side elevations, electric storage heater and fireplace with tiled back & hearth, inset electric fire and wooden surround.

KITCHEN

3.2m x 2.79m (10'6" x 9'2")

Having window to side elevation, further window to rear elevation overlooking the lean-to and built-in cupboard. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer inset to work surface, cupboards & drawers under, space for electric cooker. Further work surface with cupboards, drawers & space for fridge under, cupboards over. Part glazed door to the:

REAR LEAN-TO UTILITY

Having windows to both side elevations, part glazed door to side, space & plumbing for automatic washing machine.



BEDROOM ONE

3.64m x 3.19m (11'11" x 10'6")

Having window to rear elevation, electric storage heater and built-in wardrobe.

BEDROOM TWO

3.63m x 3.16m (11'11" x 10'5")

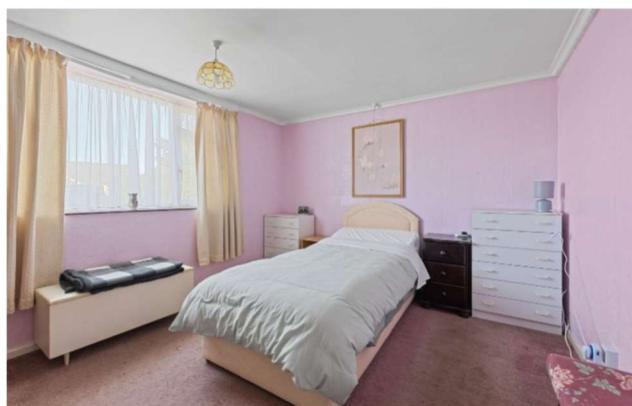
Having window to front elevation and two built-in wardrobes.

BATHROOM

Having window to rear elevation, airing cupboard housing hot water cylinder with shelving, panelled bath and vanity hand basin.

SEPARATE WC

Having window to rear elevation and low level WC



EXTERIOR

To the front of the property there is an enclosed lawn with gravelled borders.

REAR GARDEN

Majority laid to lawn and having a pond, greenhouse, footpath & lawn to side. A concrete driveway to the rear is accessed off Lindsey Way and provides off-road parking.

THE PLOT

The property occupies a plot of approximately 0.14 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 current council tax is band A.

We understand that the bungalow is of non-standard construction.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





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.

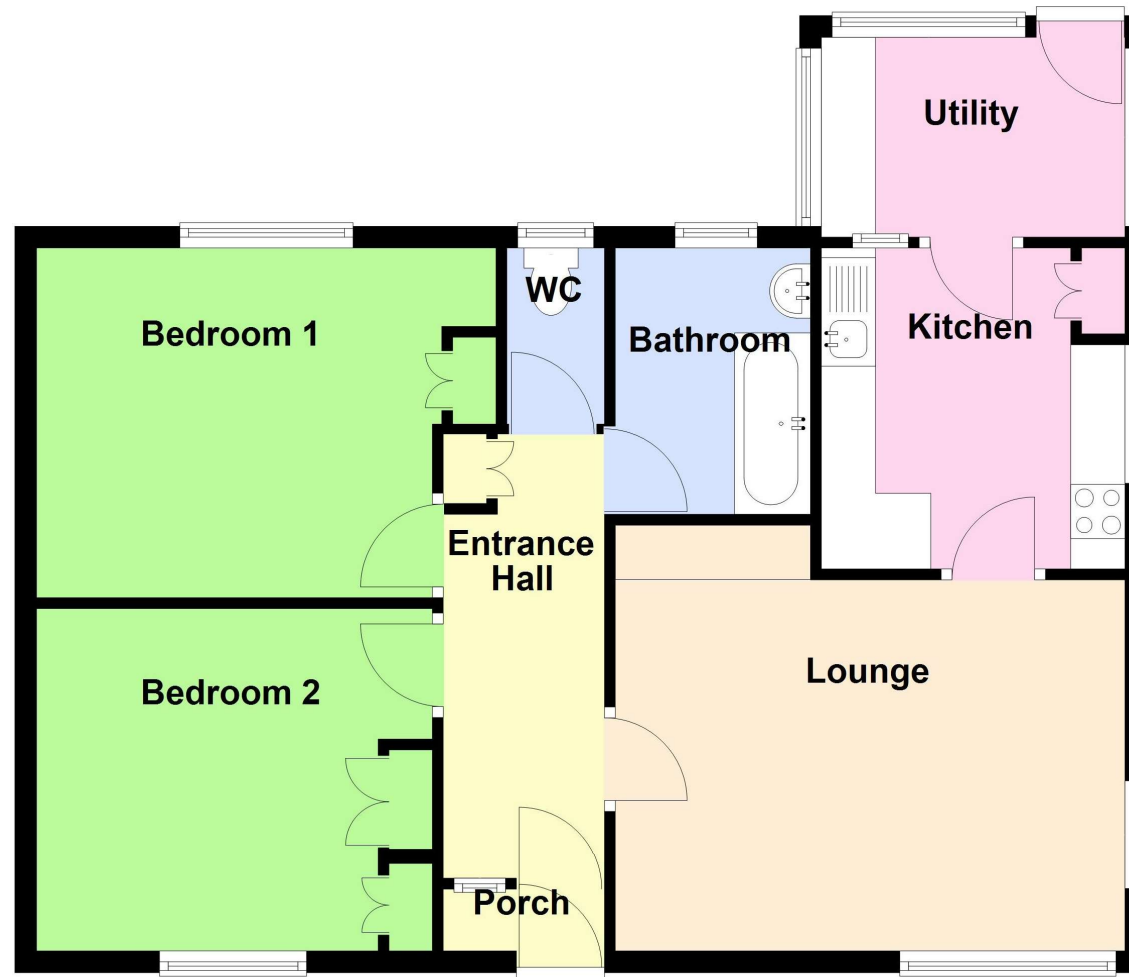
AUCTIONEERS ADDITIONAL COMMENTS

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 6,000 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.



Floorplan



Total area: approx. 69.9 sq. metres (752.4 sq. feet)



Newton Fallowell Boston (Sales)

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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.