



Chapel Lane, Barton-upon-Humber, North Lincolnshire
Guide price £70,000





KEY FEATURES

- Total Floor Area:- 64 Square Metres
- Immediate 'Exchange of Contracts' Available
- Sold via 'Secure Sale'
- Living Room
- Kitchen
- Three Bedrooms
- Bathroom & En-Suite
- Enclosed Rear Courtyard
- Close to Transport Links
- Central Town Location
- EPC rating D

DESCRIPTION

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70,000

****NO CHAIN****

A wonderful home, offering quaint accommodation over two floors.

Once you step inside, you are greeted by a spacious living room, fully equipped kitchen and its adjacent bathroom. While the first floor offers three bedrooms, with the principal bedroom benefitting from an en-suite shower room and finished with a private rear courtyard.

Book your viewing today!

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.

PARTICULARS OF SALE

ENTRANCE

Entered via a wooden door into the living room.

LIVING ROOM

4.2m x 3.5m

Spacious room, dual aspect with wooden sash windows to the front and side elevation.

KITCHEN

2.9m x 1.8m

Range of wall and base units with contrasting work surfaces and tiled splash backs. Inset electric oven with four ring gas hob and extraction canopy over.

Wooden sash window to the front elevation.

BATHROOM

1.9m x 1.6m

White three piece suite incorporating a bathtub with a shower over, push button WC and a pedestal wash hand basin with hot and cold water taps.

Housing the combination boiler.

FIRST FLOOR ACCOMMODATION:

PRINCIPAL BEDROOM

2.9m x 2.5m

Wooden sash window to the front elevation, door to the en-suite and a storage cupboard.

EN-SUITE

2m x 0.9m

Three piece suite incorporating a corner shower cubicle, pedestal wash hand basin and a push button WC. Ceramic tiles to the wet areas.

BEDROOM TWO

2m x 3.5m

Wooden sash window to the side elevation.

BEDROOM THREE

2m x 2.4m

Wooden sash window to the front elevation and a handy storage cupboard.



OUTSIDE THE PROPERTY:

REAR ELEVATION

Enclosed rear courtyard.

LOCATION

Barton-upon-Humber is a highly regarded historic market town with Primary and Senior schools, quaint shops, supermarkets, stylish restaurants, cosy pubs, charming coffee shops and two petrol stations. It benefits from numerous recreational facilities and is surrounded by open countryside. The distinctive Churches, library, wildlife reserves and popular museums allow you to enjoy peace and tranquillity whilst the shopping and nightlife of neighbouring towns means you are never far away from a faster pace of life!

AUCTIONEERS ADDITIONAL 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.

LEGAL PACK

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.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of North Lincolnshire Council - 01724 276444.

<https://www.northlincs.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652 636587 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

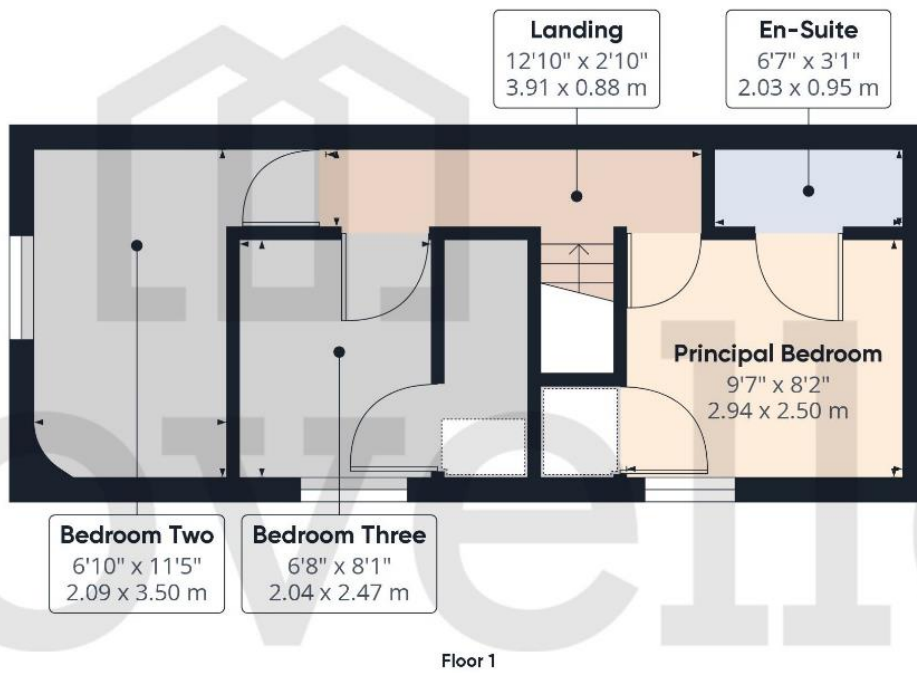
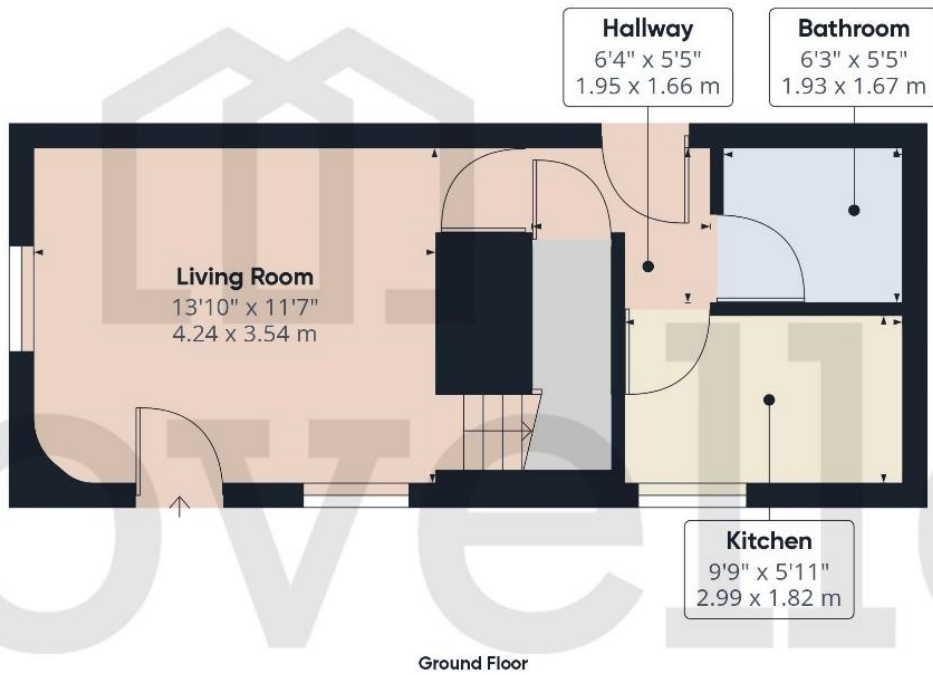
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



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