



Westfield Road, Barton-upon-Humber, North Lincolnshire

Guide price £120,000

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lovell







## Key Features

- **\*\*NO CHAIN\*\***
- Immediate 'Exchange of Contracts' Available
- Sold via 'Secure Sale'
- Total Floor Area:- 91 Square Metres
- Lounge & Dining Room
- Fully Equipped Kitchen
- Utility Room & Family Bathroom
- Three Bedrooms
- Courtyard & Spacious Garden
- Office & Driveway
- EPC rating D









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## DESCRIPTION

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

**\*\*NO CHAIN\*\***

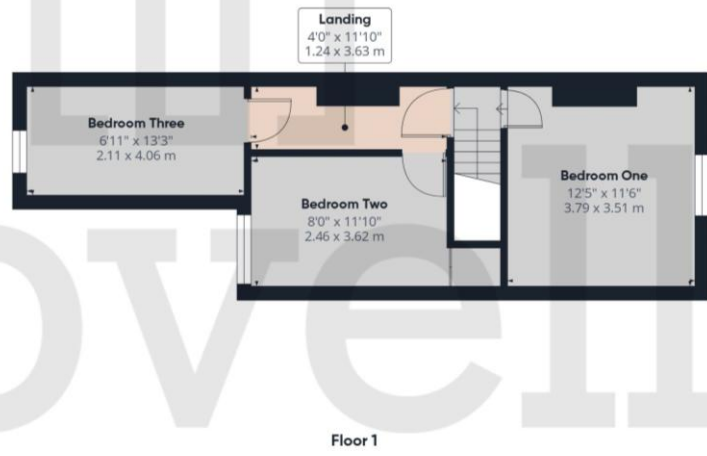
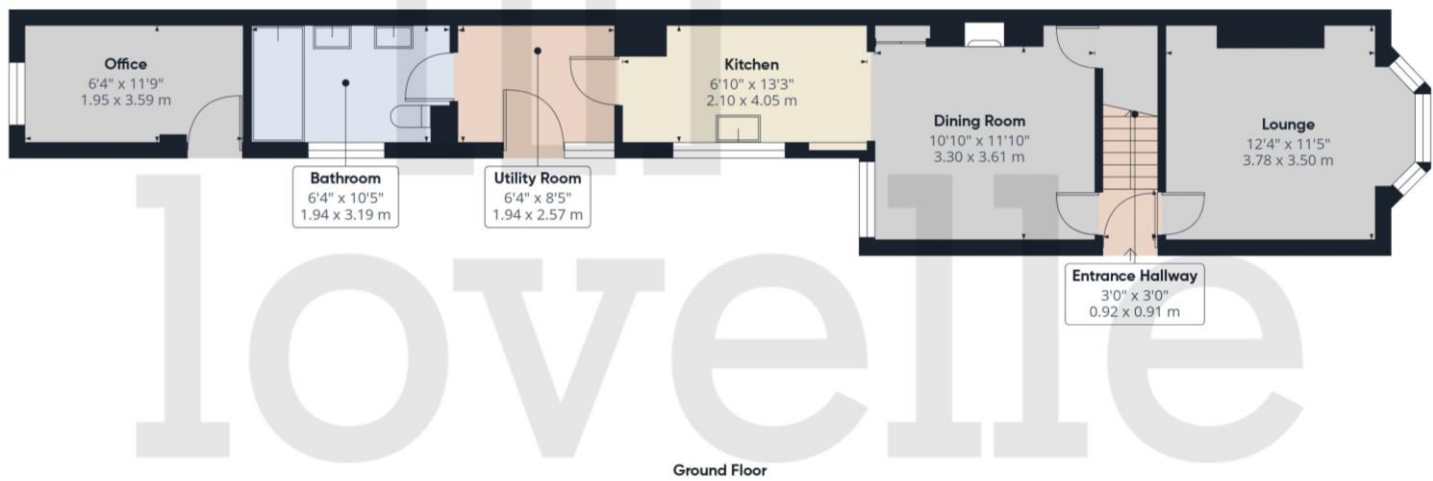
This traditional semi-detached property is ideal for those looking for their first home, to add to their property portfolio, or those looking to downsize.

Once inside, it opens with a bright lounge. Further on there is a dining room with an adjacent galley style kitchen. Not to forget, the utility room and bathroom adding functionality. While, the first floor offers three sizeable bedrooms. Finished with a spacious garden and an office.

VIEWING IS ESSENTIAL!



FLOORPLAN





## Westfield Road, Barton-upon-Humber, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band A

### 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.

### 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 01652636587 to arrange an appointment.

### 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

### 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 <https://www.lovell.co.uk/privacy-policy/> 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.

Follow us on:



**ENTRANCE** 0.92m x 0.91m (3'0" x 3'0")

Entered through a UPVC door into the hallway. Doors to all principal rooms.

**LOUNGE** 3.78m x 3.5m (12'5" x 11'6")

Bright and airy lounge with a walk-in bay window to the front elevation and a feature Adam style fireplace.

**DINING ROOM** 3.3m x 3.61m (10'10" x 11'10")

Spacious room with an Adam style fireplace surround housing a cast iron stove. Finished with handy storage cupboards.

Window to the rear elevation and an archway to the kitchen.

**KITCHEN** 2.1m x 4.05m (6'11" x 13'4")

Range of wall and base units with contrasting work surfaces and tiled splashbacks. White one and a half bowl sink and drainer with a swan neck mixer tap. Space for a cooker and a tall fridge freezer.

Window to the side elevation.

**UTILITY ROOM** 1.94m x 2.57m (6'5" x 8'5")

Plumbing for a washing machine and space for a tumble dryer. Door to the bathroom and courtyard. Window to the side elevation.

**BATHROOM** 1.94m x 3.19m (6'5" x 10'6")

White four piece suite incorporating a claw-foot bathtub with a shower over, low flush WC and two pedestal wash hand basins with mixer taps.

Decorative tiles to the wet areas and a window to the side elevation.



**FIRST FLOOR ACCOMMODATION:**

**BEDROOM ONE** 3.79m x 3.51m (12'5" x 11'6")

Window to the front elevation.

**BEDROOM TWO** 2.46m x 3.62m (8'1" x 11'11")

Window to the rear elevation.

**BEDROOM THREE** 2.11m x 4.06m (6'11" x 13'4")

Window to the rear elevation.

**OUTSIDE THE PROPERTY:**

**FRONT ELEVATION**

Low maintenance frontage with a block paved driveway and gated access to the rear.

**REAR ELEVATION:**

**OFFICE** 1.95m x 3.59m (6'5" x 11'10")

Power and lighting, window to the rear elevation.

**COURTYARD**

Fully concreted with a covered patio area.

**GARDEN**

A substantial rear garden encompassing approximately 0.2 acres. Fully enclosed by fencing and surrounded by mature trees and shrubbery.

**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 £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.



**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!

**BROADBAND TYPE**

Standard- 16 Mbps (download speed), 1 Mbps (upload speed),  
Superfast - 57 Mbps (download speed), 13 Mbps (upload speed),  
Ultrafast - 1000 Mbps (download speed), 600 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - Great,  
Indoors - Great,  
Available - EE, Three, O2, Vodafone.

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £20.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

