



71 Wilton Avenue,
Chapel St Leonards, PE24 5YN



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

- NO CHAIN
- POPULAR COASTAL VILLAGE
- LOW MAINTENANCE GARDENS
- TIMBER SHED AND GARAGE FOR STORAGE
- CONSERVATORY
- PVC DOUBLE GLAZING
- FREEHOLD
- EPC RATING D



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000. NO CHAIN. A 2 Bedroom detached bungalow in this popular coastal village location. With Entrance Hall, Living Room, Kitchen, Bathroom, Conservatory, Garden Room and Garage for storage. Low maintenance front and rear gardens, pvc double glazing, electric heaters. EPC Rating D

ENTRANCE HALL

With double glazed door, electric heater, built in cupboard, access to loft space.

BEDROOM 1

3.00m x 2.38m (9'10" x 7'10")

With double glazed window to the front elevation.

LIVING ROOM

4.82m x 3.89m (15'10" x 12'10")

With double glazed bow window to the front elevation, coal effect electric fire with marble surround and hearth.

BATHROOM

1.71m x 2.09m (5'7" x 6'11")

With double glazed window to the side elevation, bath with shower attachments over and Triton electric Shower, fitted white gloss furnishing with wash basin and WC, tiled walls and floor, 2 tall storage units, dimplex wall heater and expelair extractor fan.



BEDROOM 2

3.56m x 3.32m (11'8" x 10'11")

With electric heater, fitted mirror fronted wardrobes, double glazed french doors to:-

CONSERVATORY

5.75m x 2.47m (18'11" x 8'1")

With new ceiling, pvc windows.

KITCHEN

2.86m x 2.93m (9'5" x 9'7")

With modern wall and base cupboards and worksurfaces, stainless steel sink unit, built in oven and hob, tall integrated fridge freezer unit, tiled walls, extractor fan, 2 double glazed windows, double glazed door to Conservatory.

GARDEN ROOM

4.56m x 2.49m (15'0" x 8'2")

With double glazed window, double glazed door, polycarbonate roof, door to:-

GARAGE FOR STORAGE

5.22m x 2.75m (17'1" x 9'0")

With light and power.

OUTSIDE

To the front is a gravelled garden with a rubber driveway.

The rear garden is low maintenance being gravelled and fenced.

TIMBER SHED



TENURE

Freehold.

SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band B - 2022/23 - £1613.28

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.

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.



Floorplan



Total area: approx. 74.6 sq. metres (802.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

01754 766061
skegness@newtonfallowell.co.uk