



22 Elm Crescent ,  
Burgh Le Marsh, PE24 5EG



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**Being Sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £170,000**

- INVESTMENT - TENANTED
- 3 BEDROOM BUNGALOW
- PLEASANT CORNER PLOT
- GARDENS, DRIVE AND GARAGE
- PORCH, HALL, LOUNGE/DINER
- KITCHEN, SHOWER ROOM AND SEPARATE W.C
- FREEHOLD
- EPC RATING D



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000. INVESTMENT PROPERTY - TENANTED. A 3 Bedroom detached bungalow on a pleasant corner plot with gardens, drive and Garage. With Porch, Hall, Lounge/Diner, Kitchen, Shower Room and separate W.C. Gas central heating. EPC Rating D

## ACCOMMODATION

### PORCH

With radiator and inner door to the:-

### HALLWAY

With radiator, built in airing cupboard housing the hot water cylinder, access to roof space.

### LOUNGE / DINER 5.43m x 3.32m (17'10" x 10'11")

plus 2.97m x 2.61m (9'9" x 8'7") being 'L' shaped. With pvc windows to the front and side elevations, 2 radiators, fireplace surround with inset gas fire.





### **KITCHEN** 4.77m x 2.56m (15'7" x 8'5")

reducing to 1.62m (5'4") With base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit, space for washing machine, space for fridge freezer, space for gas cooker with chimney extractor hood above, pvc window and door to the side elevation.

### **BEDROOM 1** 3.78m x 3.50m (12'5" x 11'6")

With pvc window to the rear elevation, radiator.

### **BEDROOM 2** 3.04m x 3.50m (10'0" x 11'6")

With pvc window to the rear elevation, radiator, recessed built in cupboard

### **BEDROOM 3** 2.99m x 2.13m (9'10" x 7'0")

With pvc window to the front elevation, radiator.

### **SHOWER ROOM** 1.93m x 1.67m (6'4" x 5'6")

With shower enclosure, hand basin, opaque pvc window, radiator.

### **W.C**

With opaque pvc window, radiator.

### **OUTSIDE**

Occupying a corner plot with lawned gardens to the front and side with concrete paths. A double width concrete drive leads to the:-

### **GARAGE**

Of pre-cast construction with vehicle door.

A hand gate to the side of the garage leads to the lawned rear garden.

## TENURE

Freehold and subject to the existing Tenancy. Let on an AST at a current rent of £600 pcm.

## SERVICES

The property has mains electricity, gas, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

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 and accompanied by their personnel.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band C - 2023/24 - £1818.91

## AGENTS NOTES

We are advised by the vendor that the property was underpinned in 2007 and we await paperwork relating to this.

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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.







## 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.

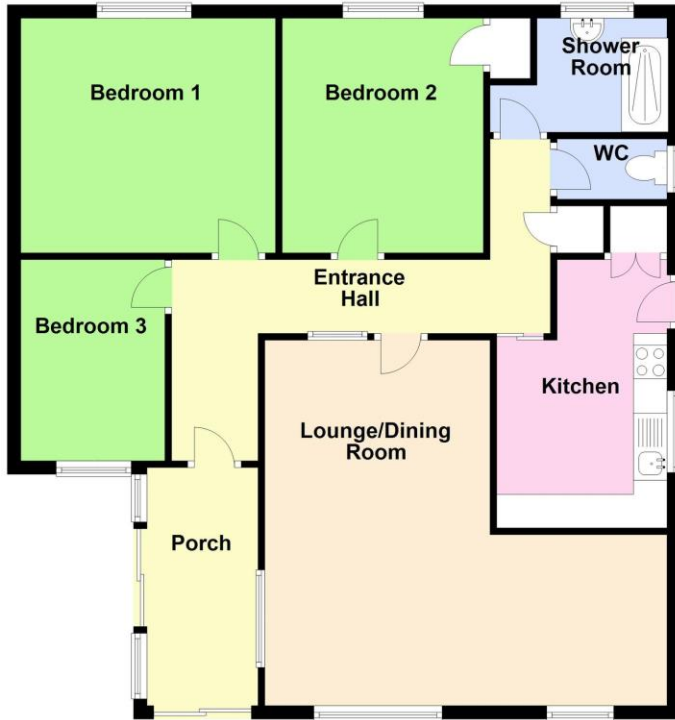
## AUCTIONEERS ADDITIONAL COMMENTS

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.

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.

### Ground Floor

Approx. 91.9 sq. metres (989.6 sq. feet)



Total area: approx. 91.9 sq. metres (989.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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