



Spilsby Road, Boston PE21 9NS

welcome to

Spilsby Road, Boston

Situated close to Boston Town centre and its amenities, this spacious 4 Bedroom Town House is an excellent BUY TO LET INVESTMENT OPPORTUNITY and is offered for sale with Tenants in situ.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

With double glazed front entrance door, doors opening to reception rooms.

Front Reception Room

12' 3" x 11' 6" (3.73m x 3.51m)

With double glazed window to front elevation, feature fireplace (not used) with tiled surround and hearth with wooden mantle and mirror. Radiator, coving to ceiling, ornate ceiling rose.

Lounge

15' 9" x 10' 10" (4.80m x 3.30m)

With stairs rising to first floor landing, double glazed window to rear elevation, radiator, built-in cupboard.

Kitchen

9' 11" x 8' 9" (3.02m x 2.67m)

With double glazed window to rear elevation, door to rear lobby, wall mounted gas central heating boiler, tiling to walls and floor, fitted Kitchen in a range of wall and base units, areas of work surfaces, space for cooker, space for fridge freezer, space for washing machine, inset stainless steel one and a half bowl sink and drainer unit.

Rear Lobby

With built-in cupboards, double glazed side entrance door leading to rear garden, door to Bathroom.

Ground Floor Bathroom

With double glazed obscure window to side elevation, fitted bath, wash hand basin, WC, wall mounted over bath shower, radiator, tiling to walls and floor.

First Floor Landing

With stairs rising to second floor landing, doors accessing Bedrooms One, Bedroom Two and Cloakroom.

Bedroom One

12' 7" x 11' 6" (3.84m x 3.51m)

With double glazed window to front elevation, radiator, built-in cupboard.

Cloakroom

With WC, wash hand basin, over stairs storage cupboard, extractor fan.

Bedroom Two

11' 1" x 10' 10" (3.38m x 3.30m)

With double glazed window to rear elevation, radiator.

Second Floor Landing

With loft access, doors to Bedroom Three & Four.

Bedroom Three

11' 6" x 10' 1" (3.51m x 3.07m)

With double glazed window to front elevation, radiator, built-in wardrobe and shelving.

Bedroom Four

14' 11" maximum x 10' 11" maximum (4.55m maximum x 3.33m maximum)

With double glazed window to rear elevation, radiator, slide fronted wardrobe.

Exterior

The property benefits from a fully enclosed hardstanding yard, with gated rear access.



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Spilsby Road, Boston

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 4 BEDROOM TOWN HOUSE
- IDEAL INVESTMENT OPPORTUNITY

Tenure: Freehold EPC Rating: C

guide price

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWB112013 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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