



Revesby Avenue, Boston PE21 8EW

welcome to

Revesby Avenue, Boston

Requiring some modernisation and refurbishment, this 3 bedroom terraced home is situated close to Boston Town Centre and its amenities. The property is offered for sale with NO ONWARD CHAIN.



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 door to front elevation, door to Lounge, stairs rising to first floor landing, radiator, laminate flooring.

Lounge

12' 8" maximum x 9' 10" maximum (3.86m maximum x 3.00m maximum)

With double glazed window to front elevation, radiator, laminate flooring, door to opening to Kitchen Diner.

Kitchen Diner

16' maximum x 10' 11" maximum (4.88m maximum x 3.33m maximum)

With double glazed window to rear elevation, built-in understairs storage cupboard, fitted Kitchen comprising a range of wall and base units, areas of work surfaces, inset stainless steel sink and drainer unit, space for Range Cooker, space for washing machine, laminate flooring, door to Rear Lobby.

Rear Lobby

With double glazed side entrance door accessing the rear garden, internal door opening to the Bathroom.

Ground Floor Bathroom

With obscured double glazed window to side elevation, bath with mixer tap and shower attachment, WC, wash hand basin, radiator, tiling to walls and floor.

First Floor Landing

With stairs rising from Entrance Hall, loft access point, doors to all Bedrooms and radiator.

Bedroom One

12' 10" x 9' 11" (3.91m x 3.02m)

With double glazed window to front elevation, laminate flooring, radiator, overstairs built-in cupboard housing the wall mounted gas central heating boiler.

Bedroom Two

10' 11" x 9' 6" (3.33m x 2.90m)

With double glazed window to rear elevation, laminate flooring, radiator.

Bedroom Three

7' 11" x 6' 3" (2.41m x 1.91m)

With double glazed window to rear elevation, radiator.

Exterior

The property has a gravelled frontage with pathway to front door. The rear garden is fully fence panel

enclosed and laid to a patio style low maintenance garden with mature tree and flower border surrounding to the rear.



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Revesby Avenue, Boston

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 BEDROOM FAMILY TERRACE HOME
- CLOSE TO TOWN CENTRE & AMENITIES

Tenure: Freehold EPC Rating: C

guide price

£82,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWB112050 - 0006

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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