



**Haven Meadows, Boston PE21 8HH**

**welcome to**

**Haven Meadows, Boston**

COMING SOON THIS BUY TO LET INVESTMENT / FIRST TIME BUY, Three bedroom semi-detached property. LOUNGE WITH FRENCH DOORS TO GARDEN and open plan with kitchen. DOWNSTAIRS WC and upstairs family bathroom. OFF ROAD PARKING FOR ONE CAR and enclosed rear garden. 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

Having stairs to first floor, door to WC and door to:

## Lounge

13' 7" x 13' 8" ( 4.14m x 4.17m )

With French doors to the garden and open plan access to:

## Kitchen

10' 1" x 7' 4" ( 3.07m x 2.24m )

Having a range of wall and base units, work surfaces

and a single bowl stainless steel sink. Integrated electric oven, four ring gas hob and extractor. Space for washing machine and fridge freezer. Wall mounted gas boiler

## Wc

2' 8" x 5' 10" ( 0.81m x 1.78m )

Comprising two piece suite of WC and sink

## First Floor

### Bedroom One

8' 5" x 13' 6" ( 2.57m x 4.11m )

### Bedroom Two

9' 6" x 7' 1" ( 2.90m x 2.16m )

### Bedroom Three

7' 5" x 5' 11" ( 2.26m x 1.80m )

Built-in cupboard with shelving and laminate flooring

## Bathroom

5' 7" x 7' ( 1.70m x 2.13m )

Comprising three piece suite of WC, pedestal sink and bath with shower over

## Outside

To the front of the property there is a gravel driveway providing off road parking for one car. The rear garden is fully enclosed by timber fencing and in the majority laid to lawn. There is a small patio area that can be accessed directly from the French doors in the lounge



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## Haven Meadows, Boston

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM SEMI-DETACHED PROPERTY
- LOUNGE OPEN PLAN WITH KITCHEN

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:  
BWB112964 - 0014

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