



Saltersford Road, Grantham NG31 7HG



welcome to

Saltersford Road, Grantham

Spacious three bedroom detached bungalow, in need of some modernisation and is situated in a popular location on the outskirts of Grantham. In a cul-de-sac position the property offers a lounge, breakfast kitchen, three bedrooms and lawned gardens, This is being sold modern method of auction.



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 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 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

Door leading into the spacious entrance hall which has a radiator and doors leading off to all rooms.

Lounge

16' 10" x 11' 8" (5.13m x 3.56m)
With a stone built fireplace with plinth to either side, a radiator and window to the front aspect.

Breakfast Kitchen

15' 9" x 10' 4" (4.80m x 3.15m)
Having a range of woodgrain units at both floor and eyelevel, with work services over, twin stainless steel sink unit with single drainer and mixer tap over. Wall mounted logic boiler. Built-in electric oven and hob and extractor hood above. Window to the front aspect and glazed door leading to the rear porch.

Bedroom One

11' 6" x 9' 9" min (3.51m x 2.97m min)
This spacious double bedroom has a window to the rear aspect and a radiator.

Bedroom Two

12' 9" x 11' 2" (3.89m x 3.40m)
Has a window to the rear aspect and a radiator.

Bedroom Three

8' 7" x 8' 3" (2.62m x 2.51m)
With a window to the side aspect and a radiator.

Wetroom

7' 3" x 7' 2" (2.21m x 2.18m)
Comprising of shower area and a wall mounted wash basin, a radiator, extractor fan, and window to the rear aspect.

Separate Wc

With low-level WC, a radiator, wall mounted heater and window to the side aspect.

General Description Outside

To the front of the property the gardens are open plan style, mainly laid to lawn with an open view to the front. There is a driveway providing off-road parking for at least three vehicles and leading to the single attached garage. There is a gateway leading to the rear garden, which has been partly paved and with a lawn area and is flat for easy maintenance.

Single garage has an electric door, light and electricity.

Agents Note:

'It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly'.



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Salterford Road, Grantham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow
- In Need of Some Modernisation

Tenure: Freehold EPC Rating: C

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112316 - 0003

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