



**High Meadow, Grantham NG31 7LU**



**welcome to**

**High Meadow, Grantham**

Detached bungalow in a desirable location, in need of renovating throughout. Offering a lounge, kitchen, three bedrooms and family bathroom, boasting off road parking, garage and enclosed rear garden. Close to local amenities including the Leisure Centre and Football Stadium.



## **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 Porch**

The entrance porch to the front of the property has windows to the front and side aspects and a part glazed door to the side with a door leading into the kitchen.

## **Breakfast Kitchen**

With a window to the side aspect and having a range of units to both the floor and eye level with dark worktops over, stainless steel sink with side drainer, and splashbacks. There is a cupboard for storage housing the wall mounted boiler and meters. Space for undercounter appliances, tiled and wood flooring, breakfast bar, a radiator, door leading into the lounge and door leading out the side driveway. This is a good sized kitchen and is versatile space which could be used with the breakfast bar or removed giving space for a table with seating.

## **Lounge**

With a window to the front aspect, exposed floorboards, coving to the ceiling, hatch through to the kitchen, two radiators and door leading through to the inner hallway.

## **Inner Hallway**

With doors leading to the three bedrooms and family bathroom.

## **Bedroom One**

With a window to the rear aspect, carpet, coving to the ceiling and a radiator.

## **Bedroom Two**

With a window to the rear aspect, exposed floorboards, coving to the ceiling and a radiator.

## **Bedroom Three**

With a window to the rear aspect, carpet, coving to the ceiling and a radiator.

## **Family Bathroom**

With a window to the side aspect, bath with shower over, wash hand basin, low level WC, cupboard for storage, recess lighting and a radiator.

## **General Description Outside**

Approaching the property to the front there is lawn and a driveway to the side for 2-3 vehicles leading to a single garage to the rear. The private rear garden features a paved patio area, lawn, hedging and shed.



***view this property online*** [williamhbrown.co.uk/Property/GST111460](http://williamhbrown.co.uk/Property/GST111460)



welcome to

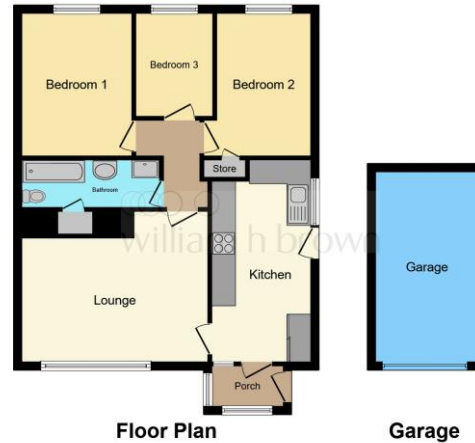
## High Meadow, Grantham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow
- Three Bedrooms

Tenure: Freehold EPC Rating: Awaiting

guide price

**£180,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GST111460](http://williamhbrown.co.uk/Property/GST111460)



Property Ref:  
GST111460 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)