



**Stephenson Avenue, Gonerby Hill Foot, Grantham NG31 8QA**



**william  
h brown**

**welcome to**

**Stephenson Avenue, Gonerby Hill Foot, Grantham**

In need of modernisation and renovation work, this three bedroom, detached bungalow could be your perfect home. Comprising of a good sized lounge, kitchen, three bedrooms and family bathroom. Benefitting a garage, off road parking and garage, give us a call to view.



## 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

UPVC glazed door with a side window panel leads into the spacious entrance hall.

## Entrance Hall

With a built-in cupboard housing the meters, coving to the ceiling and a radiator.

## Lounge

23' 4" max x 13' 9" max ( 7.11m max x 4.19m max )  
Dual aspect room with windows to two aspects, and

large glazed sliding patio doors leading out to the rear garden. This very spacious living area area is in need of cosmetic work.  
There is a feature wood Adam style fireplace with an inset gas fire (not in use). Two radiators and coving to the ceiling.

## Kitchen

10' 9" max x 10' 8" ( 3.28m max x 3.25m )  
The kitchen has a stainless steel sink unit with a single drainer and cupboard beneath, and a number of cupboards at eyelevel. There is space for a cooker and plumbing for an automatic washing machine with space for a fridge freezer. There is also a doorway leading to a pantry cupboard and a glazed door leading outside, the kitchen is in need of a full modernisation.

## Bedroom One

10' 9" x 11' 6" ( 3.28m x 3.51m )  
Is a general size double bedroom with a window to the front aspect and a radiator.

## Bedroom Two

11' 9" x 12' 8" ( 3.58m x 3.86m )  
With a window to the front aspect and a radiator.

## Bedroom Three

9' 6" x 8' 8" ( 2.90m x 2.64m )  
With a window to the side aspect and a radiator.

## Bathroom

There is a duck egg blue coloured suite comprising of a bath low-level WC and a pedestal wash hand basin. There is also a separate shower shower cubicle, tiling to the walls and a radiator. Window to the side aspect. In need of modernisation.

## General Description Outside

Long tarmac driveway to the side of the bungalow providing off-road parking for at least four vehicles and leading to the single garage.  
The single garage has an up and over door and also a personal door to the rear.  
There is a side gate giving access to the rear of the

property, which is mainly laid to lawn. There are also a number of aviary's, mature shrubs, trees, and hedging surrounding the garden.

## Agents Note:

'The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved'.



**view this property online** [williamhbrown.co.uk/Property/GST112514](http://williamhbrown.co.uk/Property/GST112514)



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## Stephenson Avenue, Gonerby Hill Foot Grantham

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

Tenure: Freehold EPC Rating: Awaited

guide price

**£170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST112514 - 0006

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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.



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