



The Chase, Ropsley, Grantham NG33 4AN

welcome to

The Chase, Ropsley, Grantham

Great for a First Time Buyer or Investor property, this semi-detached house is located in the popular village of Ropsley. Good size accommodation including conservatory and rear garden with open field views. 'No Chain' - viewing is highly recommended.



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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

Front door leading into the entrance porch with carpet, and door leading through to the lounge.

Lounge

12' 2" x 14' 2" (3.71m x 4.32m)

With a window to the front aspect, carpet, slate fireplace with log burner, storage heater, coving to the ceiling, door leading into the kitchen and staircase to the first floor landing.

Kitchen

12' 3" x 10' (3.73m x 3.05m)

With a window at the rear aspect looking into the conservatory and having a range of cream units to both the floor and eye level with wood effect worktops over, stainless steel sink, drainer, mixer tap and decorative tile splashbacks. Integrated electric oven, hob with extractor hood above with space for a washing machine, dishwasher and fridge freezer. Benefitting from a breakfast bar, wood effect flooring, storage heater, door leading into the conservatory and part glazed door leading out to the outside driveway.

Conservatory

9' 9" x 7' 7" (2.97m x 2.31m)

With a mix of dwarf wall and glazed windows, tiling to the floor and French doors leading out to the rear garden.

First Floor Landing

With a window to the side aspect, carpet, storage heater, doors to the bedrooms and shower room and hatch access to the loft.

Bedroom One

12' 4" x 10' 11" (3.76m x 3.33m)

With two windows to the front aspect, carpet, storage heater, and storage cupboard housing immersion heating tank.

Bedroom Two

10' 2" x 6' 11" (3.10m x 2.11m)

With a window to the rear aspect, carpet and storage heater.

Shower Room

5' 2" x 6' 10" (1.57m x 2.08m)

With a window to the rear aspect, double shower unit, vanity sink unit, low level WC, partially tiled walls, tiled floor and electric fan heater.

General Description Outside

With an open frontage, driveway to the side for off road parking leading to a single garage, lawn with some mature shrubs. Gates access through to the rear.

The rear garden is mainly laid to lawn with hedging, shed and beautiful open field views.

Single garage with an up and over door, window to the side aspect and side door access to the rear garden.



view this property online williamhbrown.co.uk/Property/GST113096



welcome to

The Chase, Ropsley Grantham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached House
- 'No Chain'

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£110,000



view this property online williamhbrown.co.uk/Property/GST113096



Property Ref:
GST113096 - 0004

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



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk

Please note the marker reflects the
postcode not the actual property