



High Meadow, Grantham NG31 7LU

welcome to

High Meadow, Grantham

Requiring some modernisation and decoration this semi-detached bungalow is located in a popular area just off Barrowby Gate on the outskirts of Grantham. The property consists of a lounge, kitchen, two bedrooms and bathroom, boasting a driveway and single garage. **SOLD AS SEEN**



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

Entering the property at the side through a part-glazed door into the entrance hallway having a radiator, carpet and doors to all the rooms.

Lounge

14' 4" x 11' 1" (4.37m x 3.38m)

With a window to the rear aspect, stone fireplace with gas fire, carpet and radiator.

Kitchen

9' 11" x 8' 9" (3.02m x 2.67m)

With a window to the rear aspect, and having a range of wood effect units with a worktop over, sink and drainer. Electric oven, space for a fridge freezer, tiling to the walls, tiled floor, cupboard housing the boiler and radiator.

Bedroom One

13' 6" x 11' 2" (4.11m x 3.40m)

With a window to the front aspect, carpet and radiator.

Bedroom Two

8' 10" x 8' 10" (2.69m x 2.69m)

With a window to the front aspect, carpet and radiator.

Bathroom

5' 6" x 5' 9" (1.68m x 1.75m)

With a window to the side aspect, and comprising of a bath with shower over, wash hand basin, low level WC, tiling to the walls, radiator, and tiled floor.

General Description Outside

To the front of property there are open lawns with a driveway to the side leading to a single garage. The rear garden is mainly laid to lawn and a shed, the garden is fully enclosed.



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High Meadow, Grantham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached Bungalow 'SOLD AS SEEN'
- In Need of Some Modernisation and Decoration

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113273 - 0003

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