



**Birch Grove Chapel Road, Fiskerton LINCOLN LN3 4HD**



**william  
h brown**



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**Birch Grove Chapel Road, Fiskerton LINCOLN**

Early viewing is essential for this three-bedroom bungalow situated on a generous plot within the village of Fiskerton. Boasting spacious bedrooms, ample off-road parking, attached garage, enclosed gardens and no onward chain.



## 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 Hall

With built in storage, loft access point, carpet flooring and radiator.

## Lounge

19' 2" x 13' 11" ( 5.84m x 4.24m )

With two radiators and double glazed windows to the front and side.

## Kitchen

12' 10" max x 9' 4" max ( 3.91m max x 2.84m max )

With double glazed window to the side, a fitted kitchen in a range of wall and base units with work surfaces, integral oven, electric hob, stainless steel sink and drainer, wall mounted combi boiler, laminate flooring, door to the side and part tiling to the walls.

## Bedroom One

12' 5" x 10' 5" ( 3.78m x 3.17m )

With double glazed window to the front, fitted wardrobe, carpet flooring and radiator.

## Bedroom Two

10' 4" x 12' 5" ( 3.15m x 3.78m )

With double glazed window to the rear, carpet flooring and radiator.

## Bedroom Three

7' x 10' ( 2.13m x 3.05m )

With double glazed window to the rear, carpet flooring and radiator.

## Shower Room

With double glazed window to the rear, shower, wc, wash hand basin, vinyl flooring and part tiling to the walls.

## Outside

Property benefits from a generous driveway to the front providing off road parking for numerous vehicles and access to the attached garage, with areas of lawn either side and hedge surrounding. The spacious rear garden is fully fence panel enclosed with a patio area ideal for seating and an area of lawn with flower and shrub borders.



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## Birch Grove Chapel Road, Fiskerton LINCOLN

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- THREE BEDROOM DETACHED BUNGALOW

Tenure: Freehold EPC Rating: D

guide price

**£170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR121652 - 0003

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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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