



**Anderby Close, Lincoln, LN6 0BN**



**welcome to**

## **Anderby Close, Lincoln**

Early viewing is essential for this two bedroom ground floor flat situated within a popular location near to a range of amenities, providing an opportunity for modernisation. Boasting no onward chain, allocated parking and a fully enclosed spacious rear garden.



## 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.

## Lounge

14' 2" max x 12' 2" max ( 4.32m max x 3.71m max )  
With sliding double glazed door opening to the rear garden, electric storage heater and coving to the ceiling.

## Kitchen

7' 4" x 10' 4" ( 2.24m x 3.15m )  
With double glazed window to the rear, double glazed door to the side, a fitted kitchen in a range of wall and base units with work surfaces, inset stainless steel sink and drainer, space for cooker and space for under counter fridge.

## Internal Hall

With doors accessing bedrooms and bathroom.

## Bedroom One

13' 2" x 9' 1" ( 4.01m x 2.77m )  
With double glazed window to the front and electric storage heater.

## Bedroom Two

6' 9" x 8' 7" ( 2.06m x 2.62m )  
With double glazed window to the front and electric storage heater.

## Bathroom

With obscured double glazed window to the side, bath with wall mounted shower fitted over, wc, wash hand basin, tiling to the walls and extractor fan.

## Outside

Property benefits from allocated parking and a fully enclosed rear garden with a patio area ideal for seating and an area of lawn.



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## **Anderby Close, Lincoln**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY

Tenure: Freehold EPC Rating: C

guide price

**£70,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR121966 - 0002

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