



The Alders, Gainsborough, DN21 1WJ

welcome to

The Alders, Gainsborough

NO ONWARD CHAIN

A great opportunity to purchase a spacious three storey property located within walking distance to all relevant amenities. Boasting three double bedrooms, en suite and family bathroom, off road parking, garage and enclosed 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.

Entrance Hall

Access via double glazed front door, stairs rising to first floor.

Cloakroom

WC, wash hand basin and radiator.

Lounge/Diner

20' 2" x 13' 7" (6.15m x 4.14m)

Double glazed windows to rear, double glazed french doors opening out to rear garden, two radiators and fireplace with marble hearth and wooden mantel.

Kitchen

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

Double glazed window to front, range of floor and wall based cupboards, wash hand basin with drainer, gas hob with extractor fan, electric oven, tiled splashbacks and radiator.

First Floor Landing

Stairs rising from ground floor entrance hall, doors to to both bedrooms on the first floor as well as the main bathroom.

Bedroom Two

13' 8" x 9' 8" (4.17m x 2.95m)

Double glazed window to rear and radiator.

Bedroom Three

13' 7" x 8' 9" (4.14m x 2.67m)

Two double glazed windows to front and radiator.

Main Bathroom

Double glazed window to side, wc, wash hand basin, bath with shower attachment and radiator.

Second Floor Landing

Stairs rising from first floor landing and access provided to master bedroom.

Bedroom One

23' 6" x 10' (7.16m x 3.05m)

Double glazed window to front, two radiators, two built in storage cupboards and door into en-suite.

En-Suite

Skylight style window, wc, wash hand basin, shower cubicle, tiled walls and radiator.

Outside

Property benefits from an area of lawn to the front, pathway leading to the front door and a pathway leading to the rear of the property where there is off road parking for one car and a detached single garage. Gated rear access leads to an enclosed rear garden mostly comprising of grass area with small patio and timber shed.



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The Alders, Gainsborough

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

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

guide price

£130,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR123201 - 0002

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