



Brenchley House Market Place, Long Sutton Spalding PE12 9JA

welcome to

Brenchley House Market Place, Long Sutton Spalding

Guide Price of £350,000 "FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS

www.barnardmarcusauctions.co.uk AVAILABLE POST AUCTION" You can also register for online bidding via www.barnardmarcusauctions.co.uk



Lounge

18' 1" x 12' 10" (5.51m x 3.91m)
having window to rear.

Kitchen

8' 1" x 12' 5" (2.46m x 3.78m)
having units at wall and base level, sink and tiled splashbacks. integrated electric oven and electric hob. integrated fridge/freezer and space for washing machine.

Dining Room

13' x 11' 6" (3.96m x 3.51m)
having window to front.

Bedroom 1

8' 5" x 12' 10" (2.57m x 3.91m)
having dressing area, windows to front and rear.

Ensuite

having shower cubicle, low level WC and pedestal wash hand basin. Fully tiled walls and heated towel rail.

First Floor Bedroom

13' 4" x 13' 10" (4.06m x 4.22m)
having 2 windows to front.

Bedroom

9' 7" x 13' 2" (2.92m x 4.01m)
having cupboard and window to rear.

1st Floor Snug

13' 4" x 12' 3" (4.06m x 3.73m)
having two windows to front.

Shower Room

having shower cubicle, low level WC, vanity unit with sink and airing cupboard.

Second Floor Bedroom

12' 4" x 11' 4" (3.76m x 3.45m)
having window to front.

Bedroom

12' 10" x 13' 4" (3.91m x 4.06m)
having 2 storage cupboards and window.

Bathroom

having bath with shower of mixer taps, low level WC and pedestal wash hand basin. Window to rear.

Bedroom

9' 10" x 10' 7" (3.00m x 3.23m)
having storage cupboard and dormer style window.

Cloakroom

having low level WC and pedestal wash hand basin.

Garden

having paved garden area.

Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Note

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,500 (including vat) payable on the fall of the hammer. Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.

Agents Note

part of the building is Grade II listed.



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Brenchley House Market Place, Long Sutton Spalding

- GUIDE PRICE OF £350,000
- AUCTION TO BE HELD ON 21ST MAY
- 3 STOREY GRADE II LISTED TOWN HOUSE IN THE CENTRE OF LONG SUTTON
- 6 BEDROOMS 2 RECEPTION ROOMS AND 3 BATHROOMS
- ALLOCATED PARKING SPACE AND REAR YARD

Tenure: Freehold EPC Rating: D

guide price

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LST106388](https://www.williamhbrown.co.uk/Property/LST106388)



Property Ref:
LST106388 - 0008

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.



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