



Church Green, Long Sutton Spalding PE12 9BQ



**william
h brown**

welcome to

Church Green, Long Sutton Spalding

MODERN METHOD OF AUCTION. This Detached Bungalow is situated in the popular cul de sac of Church Green. With walking distance of the Town Centre. BEING SOLD WITH NO CHAIN. Requiring some modernisation. CALL TO VIEW TODAY.



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 £300 inc VAT towards the preparation cost of the pack.

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.

Front Entrance Porch

of UPVC construction with double glazed door and two windows to front leading to

Entrance Hall

having entrance door.

Lounge

15' 8" x 11' 7" (4.78m x 3.53m)
having attractive fireplace with electric fire and wood surround. Window to front.

Kitchen

11' 8" x 9' 5" (3.56m x 2.87m)
having a range of units at wall and base level with stainless steel sink with mixer tap over, worksurfaces and tiled splashbacks. Space for cooker with window to rear.

Utility Room

9' 1" x 6' (2.77m x 1.83m)
having wall units, worksurface with space and plumbing for dishwasher and washing machine. Built in cupboard and pantry cupboard. Door to side and window to rear.

Bedroom 1

11' 9" x 11' 4" (3.58m x 3.45m)
having window to front.

Bedroom 2

10' 8" x 9' 9" (3.25m x 2.97m)
having window to rear.

Shower Room

having double shower cubicle, wash hand basin and WC. Extractor fan, shaver point. Radiator towel rail. Fully tiled walls.

Garage

8' 9" x 15' 4" (2.67m x 4.67m)
having up and over door, power and light.

Outside

The property stands back behind a foregarden with lawned area. Gravelled driveway offering Off Road Parking. The good sized rear garden is laid to lawn with shrubs to borders.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- For Sale by Auction - T & C's apply
- Subject to an undisclosed Reserve Price

Tenure: Freehold EPC Rating: E

guide price

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106668 - 0002

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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