



**West Street, Long Sutton Spalding PE12 9BN**



**welcome to**

**West Street, Long Sutton Spalding**

INVESTMENT PROPERTY/ FIRST TIME BUYER PROPERTY. This Pretty Two Bedroom End Terrace Is Being Sold By Modern Method Of Auction. With Lounge and Separate Dining Room. Situated in the Market Town of Long Sutton offering local amenities and a popular Friday Market. BOOK YOUR VIEWING TODAY TO VIEW



## **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.

## **Lounge**

12' 9" x 14' ( 3.89m x 4.27m )  
having door and bay window.

## **Dining Room**

13' 7" x 6' 5" ( 4.14m x 1.96m )  
having door to stairs.

## **Kitchen**

10' 10" x 6' 4" ( 3.30m x 1.93m )  
having range of units at wall and base level,work

tops with inset stainless steel sink and tiled splashbacks. Space for free standing cooker.

## **Utility Room**

5' 5" x 6' 1" ( 1.65m x 1.85m )  
having door to rear.

## **Bathroom**

having bath with shower over, low level WC and pedestal wash hand basin.

## **Bedroom 1**

13' 5" x 14' 9" ( 4.09m x 4.50m )  
having bay window.

## **Bedroom 2**

6' 7" x 10' 6" ( 2.01m x 3.20m )  
having window.

## **Outside**

the rear garden is laid to patio with gate leading to Winfrey Park.



**view this property online** [williamhbrown.co.uk/Property/LST106721](http://williamhbrown.co.uk/Property/LST106721)



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## West Street, Long Sutton Spalding

- 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: D

guide price

**£65,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106721 - 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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