



**Gedney Road, Long Sutton Spalding PE12 9HF**



**welcome to**

## **Gedney Road, Long Sutton Spalding**

Two Double Bedroom Semi-Detached Property, WALKING DISTANCE TO AMENITIES & SCHOOLS. Good sized lounge & kitchen. UPSTAIRS FAMILY BATHROOM WITH THREE PIECE SUITE. Low maintenance front & rear gardens, ALLOCATED PARKING FOR TWO CARS TO THE REAR. Available with NO CHAIN



## 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

having stairs to first floor and doors off to ground floor rooms

## Lounge

11' 8" x 15' 7" ( 3.56m x 4.75m )

sliding uPVC door to rear garden and door to under stairs storage cupboard

## Kitchen

8' x 9' 5" ( 2.44m x 2.87m )

having a range of wall and base units, work surfaces and one and a half bowl stainless steel sink. Space for electric oven, fridge freezer and washing

machine. Integrated stainless steel extractor and wall mounted gas boiler

## Landing

having loft access and access to all first floor rooms

## Bedroom 1

9' x 15' 7" max ( 2.74m x 4.75m max )

## Bedroom 2

10' 10" x 9' 3" max ( 3.30m x 2.82m max )

## Bathroom

6' 5" x 7' 9" ( 1.96m x 2.36m )

comprising three piece suite of WC, inset sink and bath with shower over. Extractor, shaving point and built-in airing cupboard with hot water tank

## Outside

the front of the property is enclosed by a picket fence with a pedestrian gate and path to the front door, laid to gravel with a side gate to the rear. Enclosed by timber fencing and brick wall, the rear garden is also low maintenance and laid to paving and gravel. There is a rear gate providing access and leading to two allocated parking spaces directly behind the property



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## Gedney Road, Long Sutton Spalding

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO DOUBLE BEDROOM SEMI-DETACHED PROPERTY WITH NO CHAIN
- GOOD SIZED LOUNGE & KITCHEN

Tenure: Freehold EPC Rating: C

guide price

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106901 - 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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