



**London Road, Long Sutton Spalding PE12 9ED**



**welcome to**

## **London Road, Long Sutton Spalding**

Former Police House with some original features. Good sized accommodation with spacious Lounge & Kitchen/Diner, Dining Room. Three Bedrooms and family Bathroom. Good sized driveway and garage with separate shared driveway leading to a brick outbuilding. The property is in need of fully renovation.



**Entrance Hall**

having storage cupboard.

**Lounge**

23' 3" x 9' 2" ( 7.09m x 2.79m )  
having fireplace.

**Dining Room**

13' 2" x 14' 5" ( 4.01m x 4.39m )  
having fireplace.

**Kitchen/Diner**

19' 11" x 10' 11" ( 6.07m x 3.33m )  
having units at wall and base level, worktops with inset sink. Space for oven. Doors to side and rear.

**Wc**

having low level WC.

**Landing**

having loft hatch and cupboard.

**Bedroom 1**

13' 5" x 14' 6" ( 4.09m x 4.42m )  
having fitted wardrobes.

**Bedroom 2**

13' 11" x 14' 7" ( 4.24m x 4.45m )

**Bedroom 3**

12' 6" x 9' 2" ( 3.81m x 2.79m )  
having ranges of fitted wardrobes.

**Bathroom**

comprising of bath with shower over, low level WC and wash hand basin.

**Garage**

21' 2" x 13' 3" ( 6.45m x 4.04m )  
having electric roller door, power and light. Plumbing for washing machine, personal door.

**Outside**

the property is set back behind a lawn foregarden with driveway for several cars. The rear garden is laid to lawn with patio area. Electric outside sockets. Brick

outbuilding with power.

**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Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn.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.  
Health & Safety Advice for Property Viewers.  
Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

**Guide And Reserve Prices**

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to

a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**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.



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welcome to

## London Road, Long Sutton Spalding

- GUIDE PRICE £180,000
- AUCTION TO BE HELD ON 24TH JUNE
- FORMER POLICE HOUSE WITH SOME ORIGINAL FEATURES INCLUDING CELLS
- UPDATING REQUIRED
- CLOSE TO TOWN OFFERING LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:

LST106886 - 0006

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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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