



Kensington Close, Holbeach Spalding PE12 7RF

welcome to

Kensington Close, Holbeach Spalding

SPACIOUS THREE BEDROOM DETACHED BUNGALOW, popular location within Holbeach & WITH NO ONWARD CHAIN. Kitchen, UTILITY, Lounge & CONSERVATORY. Family bathroom with three piece suite, EN-SUITE TO MASTER & additional WC. Off road parking, SINGLE GARAGE & fully enclosed rear garden. Call now 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 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 built-in airing cupboard with hot water tank and separate storage cupboard. Loft access.

Lounge

14' 9" x 11' 9" (4.50m x 3.58m)
having feature fireplace with inset gas fire. French doors to Conservatory.

Conservatory

9' 5" x 10' 4" (2.87m x 3.15m)
having side doors to garden. Ceiling light with fan.

Kitchen

10' 2" x 10' 10" (3.10m x 3.30m)
having range of units at wall and base level, single bowl stainless steel sink. Integrated electric oven, 4 ring gas hob and extractor. Space for fridge and freezer.

Utility Room

5' 3" x 7' 6" (1.60m x 2.29m)
having range of units at wall and base level, single bowl stainless steel sink. Integrated electric oven, 4 ring gas hob and extractor. Space for fridge and freezer.

Cloakroom

2' 11" x 7' 6" (0.89m x 2.29m)
having low level WC and inset sink.

Bedroom 1

11' 9" x 12' 5" into Bay (3.58m x 3.78m into Bay)

Ensuite

3' 10" x 9' (1.17m x 2.74m)
having low level WC and inset sink.

Bedroom 2

12' 4" x 11' 9" (3.76m x 3.58m)
having shower cubicle with thermostat shower, low level WC and pedestal wash hand basin. Shaving point and extractor.

Bedroom 3

10' 4" x 7' 10" (3.15m x 2.39m)
having range of built-in wardrobes and drawers. Window to rear.

Bathroom

8' x 8' 8" (2.44m x 2.64m)
having bath, double shower cubicle with thermostat shower, low level WC and pedestal wash hand basin. Tiled floor, extractor and shaving point.

Garage

16' x 9' 2" (4.88m x 2.79m)
having up and over door, power and light.

Outside

The property sits back behind a small foregarden with brick paved driveway offering off road parking for 1 car. The rear garden is enclosed by fencing with lawn and shrubs to borders, patio and paved seating area. Timber garden shed and outside tap.

Agents Note

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM DETACHED BUNGALOW WITH NO CHAIN
- KITCHEN, UTILITY ROOM, LOUNGE & CONSERVATORY

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107263 - 0003

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.

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