



Chestnut Terrace, Sutton Bridge Spalding PE12 9SX

welcome to

Chestnut Terrace, Sutton Bridge Spalding

Two bedroom terraced property, IDEAL LOCATION & AVAILABLE WITH NO CHAIN. Two reception rooms & kitchen. UPSTAIRS FAMILY BATHROOM WITH THREE PIECE SUITE. Attic room to the second floor. Fully enclosed rear garden & ON STREET PARKING available on first come, first serve basis



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.

Lounge

12' 1" x 12' (3.68m x 3.66m)
having feature fireplace with gas fire, laminate flooring and Bay window to the front.

Dining Room

12' 2" x 12' (3.71m x 3.66m)
having tiled floor.

Kitchen

9' x 7' 2" (2.74m x 2.18m)
having range of units at wall and base level, worktops with single bowl stainless steel sink. Integrated electric oven, 4 ring induction hob and

extractor. Wall mounted gas boiler, tiled floor.

Bedroom 1

12' x 12' (3.66m x 3.66m)
having built-in cupboard.

Bedroom 2

9' 3" x 8' 7" (2.82m x 2.62m)

Attic Room

14' 1" x 12' (4.29m x 3.66m)

Bathroom

8' x 7' 1" (2.44m x 2.16m)
having bath with electric shower over, low level WC and pedestal wash hand basin. Extractor fan and tiled walls.

Outside

the rear garden is enclosed by fencing with a central lawn, paved pathway and seating area. Timber garden shed.

Agents Note

the vendor has informed us that the attic room was done prior to them buying the property so there is no legal paperwork. Anyone wishing to bid should do their due diligence prior to bidding,



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BEDROOM TERRACED PROPERTY AVAILABLE WITH NO CHAIN
- TWO RECEPTION ROOMS & KITCHEN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107164 - 0002

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