



Orchard Close, Morton Gainsborough DN21 3BP

welcome to

Orchard Close, Morton Gainsborough

****NO UPWARD CHAIN**** Three bedroom detached bungalow with lounge, kitchen and bathroom with separate wc. Lawned to the front with driveway and garage, Enclosed lawned rear garden. Situated in the popular village of Morton with amenities including a local shop, a village pub and doctor's surgery.



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 Porch

Double glazed door to the front.

Entrance Hall

Central heating radiator.

Lounge

15' 5" x 11' 10" into recess (4.70m x 3.61m into recess)
Gas fire, wall lights, central heating radiator and double glazed french doors.

Kitchen

11' 5" x 9' 7" into recess (3.48m x 2.92m into recess)
Fitted with wall and base units, complementary work surfaces, stainless steel sink and drainer and tiled splash back. Space for appliances including fridge, freestanding oven and washing machine. Double glazed window to the side.

Hallway

Airing cupboard and loft access with pull down ladder to partially boarded out loft area.

Bedroom One

11' x 11' 11" (3.35m x 3.63m)
Central heating radiator and double glazed window to the front.

Bedroom Two

11' x 9' 5" (3.35m x 2.87m)
Central heating radiator and double glazed window to the rear.

Bedroom Three

1' x 6' 11" (0.30m x 2.11m)
Central heating radiator and double glazed window to the rear.

Bathroom

Fitted with bath and wash hand basin with double glazed window to the side.

Separate Wc

Fitted with wc and double glazed window to the side.

Front Garden

Lawned area to the front with concrete driveway for parking.

Rear Garden

Lawned garden with shrubs borders and rear fencing.

Garage

19' 1" x 8' 3" (5.82m x 2.51m)
Power and light with up and over door.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- Three bedroom detached bungalow

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD110248 - 0002

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