



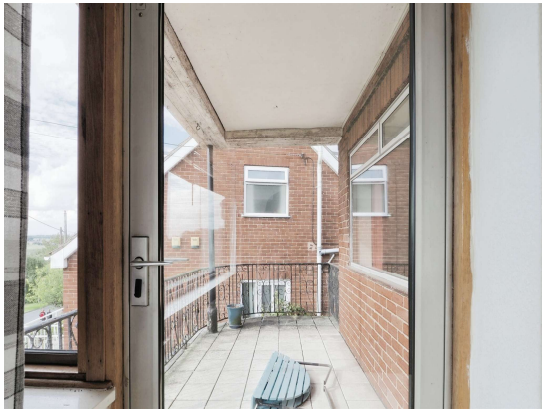
Stather Road, Burton-Upon-Stather Scunthorpe DN15 9DH



welcome to

Stather Road, Burton-Upon-Stather Scunthorpe

Well-presented three bedroom detached bungalow in the village location of Burton-Upon-Stather featuring open countryside views and local village amenities. Briefly comprising; an entrance hall, lounge, fitted kitchen, three bedrooms, bathroom and separate WC.



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 £300 inc VAT towards the preparation cost of the pack.

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

Two double glazed doors, radiator and coving to the ceiling.

Lounge

17' 6" x 13' 1" max (5.33m x 3.99m max)
Double glazed window to the front, open coal fire place, coving to the ceiling and a double glazed door leading onto balcony overlooking open aspects.

Kitchen

14' 2" x 11' max (4.32m x 3.35m max)

Fitted kitchen with wall and base units, double glazed windows to the side and front, sink and drainer unit, work surfaces, partial tiling to the walls, electric oven, electric hob, cooker-hood, plumbing for a washing machine, two radiators, integrated fridge, coving to the ceiling and airing cupboard housing cylinder.

Bedroom One

16' x 12' 4" (4.88m x 3.76m)

Double glazed windows to the front and side, radiator and coving to the ceiling.

Bedroom Two

16' x 9' 7" (4.88m x 2.92m)

Two double glazed windows to the rear, radiator and coving to the ceiling.

Bedroom Three

11' x 8' 9" (3.35m x 2.67m)

Double glazed window to the side, radiator, coving to the ceiling and alarm system.

Bathroom

Bathroom having a single glazed window to the rear, radiator, shower cubicle and shower, wash hand basin, cushion flooring and tiling to the walls.

Wc

Separate WC with a WC, single glazed window to the rear, tiling to the walls and cushion flooring.

Front Garden

Laid to lawn front garden and driveway with shrub and flower beds.

Rear Garden

Rear garden with a lawned area and oil tank.

Garage

Garage with up and over doors.



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Stather Road, Burton-Upon-Stather Scunthorpe

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Well-presented detached bungalow
- Village location with fantastic countryside views

Tenure: Freehold EPC Rating: F

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SCT109774 - 0005

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.

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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