



South Road, Chapel St. Leonards Skegness PE24 5TL

welcome to

South Road, Chapel St. Leonards Skegness

FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS

This property offers a Front Porch, Lounge, Kitchen with Larder, Rear Porch, Cloak, Downstairs Wc, Three Bedrooms and Family Bathroom. To the exterior there is a great sized Rear Garden and a Good sized Front Garden with Driveway and Car Port.

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Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn.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

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 & 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.

Entrance Porch

8' 5" x 3' 10" (2.57m x 1.17m)
Upvc glazed Entrance Porch with door leading into hall.

Entrance Hallway

A good sized entrance hall with radiator, stairs leading to the first floor, storage cupboards under stairs and doors leading to the Lounge and Kitchen.

Lounge

15' 11" x 11' 11" max (4.85m x 3.63m max)
Spacious lounge with bay window to the front elevation and radiator.





Kitchen

11' 5" x 10' 1" (3.48m x 3.07m)
Wall, base and drawer units with worktop space over. Stainless steel sink and drainer, windows to rear and side elevations, oil central heating boiler, space and plumbing for a washing machine, space for a free standing cooker. Pantry leading off the kitchen with shelving. Upvc door leading into the Conservatory.

Store

5' 5" x 5' 5" (1.65m x 1.65m)
Internal store providing additional storage.

Conservatory

11' 7" x 4' 8" (3.53m x 1.42m)
Part brick base with Upvc windows to three elevations and Upvc door leading out to the rear garden.

Conservatory/Store

4' 9" x 4' 8" (1.45m x 1.42m)
Additional smaller conservatory/store provides access to a ground floor WC.

Downstairs Wc

4' 9" x 4' 8" (1.45m x 1.42m)
WC with upvc window to side elevation.

Landing

Upvc window to front elevation, radiator and loft hatch access.

Bedroom One

11' 11" x 10' 3" (3.63m x 3.12m)
Double bedroom with window to front elevation and radiator.

Bedroom Two

12' 2" x 8' (3.71m x 2.44m)
Double bedroom with window to rear elevation and radiator.

Bedroom Three

10' 3" x 6' 4" max (3.12m x 1.93m max)
L shaped single bedroom with window to rear elevation and radiator.

Bathroom

Window to side elevation, bath, sink and radiator.

Separate Wc

With window to side elevation and WC.

External

A good sized front garden made up mainly of a lawned area and driveway leading up to a car port. The rear garden is also a great size mainly consisting of a large lawned area with a rased concrete bed and oil tank.



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South Road, Chapel St. Leonards Skegness

- FOR SALE VIA AUCTION
- THREE BED DETACHED HOUSE
- RENOVATION PROJECT
- LARGE FRONT & REAR GARDEN
- DRIVE & CAR PORT

Tenure: Freehold EPC Rating: D

guide price

£155,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SKG109269 - 0009

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.

 william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk