



High Street, Burgh Le Marsh Skegness PE24 5DY

welcome to

High Street, Burgh Le Marsh Skegness

Detached Property consisting of 11 Bedrooms, 2 Bathrooms, Wet Room, Kitchen, Dining Room, Managers Office, Dispensary/ Staff Area including Wc across the Ground & First Floor with an additional Living Quarters on the second floor with Living Room/ Kitchenette, Bathroom and Bedroom. Gardens & Parking

Auction Details

AVAILABLE POST AUCTION.

BIDDER REGISTRATION: Please ensure you are registered to bid on the Barnard Marcus Auctions website.

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Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn.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

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 Price And Reserve

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 Hall

Accessed via a front door leading into the Entrance Hall with under stair storage cupboard and staircase leading to the first floor.





Living Room/Day Room 1

17' 10" x 15' 4" (5.44m x 4.67m)

A large spacious room divided into two sections separated by an arch way.

Section 1 is accessed off the entrance hallway and has two windows and a radiator.

Living Room/Day Room 2

18' 7" x 13' 9" (5.66m x 4.19m)

Section 2 follows on with four windows, two radiators and double doors leading to the rear gardens.

Inner Hall Off Entrance Hall Bedroom 3 (ground Floor)

11' 3" x 10' 10" (3.43m x 3.30m)

Sink with cupboard storage, radiator and window.

Bedroom 4 (ground Floor)

17' 10" x 15' 4" (5.44m x 4.67m)

Sink with cupboard storage, radiator and two windows.

Bedroom 2 (ground Floor)

19' 1" x 13' 11" (5.82m x 4.24m)

Sink with storage cupboard, fireplace, radiator and window.

Bathroom (ground Floor)

Bath, sink, toilet, storage cupboard, radiator and window.

Bedroom 1 (ground Floor)

13' 4" x 9' 2" (4.06m x 2.79m)

Fireplace, sink, storage cupboard and window.

Wet Room (ground Floor)

Shower, toilet, sink and window.

Dining Room (ground Floor)

14' 11" x 13' 11" (4.55m x 4.24m)

Storage cupboard, radiator and two windows.

Kitchen (ground Floor)

9' 10" x 14' 2" (3.00m x 4.32m)

Fitted with stainless steel units and workspace counters, wall mounted Worcester Boiler, wall and base units with worktop space over and two windows.

Connecting hall off Kitchen with doors each side leading to front and rear of the property then leading to Dispensary/ Staff Room with toilet sink and window with additional pantry space off here.

First Floor Accommodation: Bedroom 5

17' 11" x 8' 6" (5.46m x 2.59m)

Sink with cupboard space below and window.

Bedroom 6

13' 10" x 9' 11" (4.22m x 3.02m)

Sink and two windows.

Bedroom 7

15' 4" x 11' 7" (4.67m x 3.53m)

Fireplace, radiator and two windows.

Bedroom 8

19' 2" x 13' 11" (5.84m x 4.24m)

Fireplace, sink with cupboard space below, radiator and window.

First Floor hallway has radiator and storage cupboard.

Bedroom 9

15' 1" x 14' (4.60m x 4.27m)

Fireplace, sink with cupboard space below, radiator and three windows.

Bathroom

Bath, sink, toilet, storage cupboard and window.

Bedroom 10



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welcome to

High Street, Burgh Le Marsh Skegness

- GUIDE PRICE £450,000
- Detached Character Property
- 11 Bedrooms, 3 Bathrooms & Wet Room
- Wrap around Gardens
- Parking Area

Tenure: Freehold EPC Rating: C

guide price

£420,000

directions to this property:

See Multi-Map Illustration



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:
SKG108430 - 0014

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