



Herlyn Crescent, Ingoldmells Skegness PE25 1NN

welcome to

Herlyn Crescent, Ingoldmells Skegness

FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS

3 BEDROOM DETACHED BUNGALOW LOCATED IN INGOLDMELLS OFFERING DRIVEWAY, CARPORT & GARAGE. THE PROPERTY IS WITHIN WALKING

DISTANCE TO AMENITIES. CALL US TODAY TO ARRANGE YOUR VIEWING ON 01754768211
Entrance

Entrance door leads into the hallway which has a radiator, loft hatch access and doors leading into the following rooms

Lounge

21' 3" x 11' 10" (6.48m x 3.61m)

Has a window to the front and the side elevation and two radiators

Kitchen

11' 10" x 11' 11" (3.61m x 3.63m)

Comprising of wall, base and drawer units with worktop space over, sink, integrated hob, extractor, radiator, window to the rear and door to the side leading externally.

Dressing Area

10' 11" x 11' 10" (3.33m x 3.61m)

Has a radiator, open access into Bedroom Area

Bedroom 1

11' 3" x 6' 10" Min (3.43m x 2.08m Min)

Has a window to the rear elevation, radiator, fitted wardrobes and door into:

En-Suite Shower Room

Has a shower, WC and an opaque window.

Bedroom 2

10' 11" x 10' 1" (3.33m x 3.07m)

Has a window to the front elevation and a radiator

Bedroom 3

10' 11" x 8' 10" (3.33m x 2.69m)

Has a window, fitted wardrobes and a radiator.

Bathroom

Has a bath, Sink, Bidet, WC, fitted closet and an

External

Externally, the property benefits from a driveway to the front with carport leading to the Garage as well as paved area to the front of the property. The rear is ideal for those looking for low maintenance.

Garage

16' 1" x 12' (4.90m x 3.66m)

Has an electric roller door

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly

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Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn.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



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- FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS www.barnardmarcusauctions.co.uk TUESDAY 20TH MAY 2025 at 9:30am
- DETACHED BUNGALOW
- 3 BEDROOMS + MASTER EN-SUITE
- DRIVEWAY, CARPORT & GARAGE
- LOW MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: D

guide price

£160,000

directions to this property:

See Multi-Map illustration



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:
SKG109452 - 0007

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.

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