



Harrimans Thames Street, Hogsthorpe SKEGNESS PE24 5PR

welcome to

Harrimans Thames Street, Hogsthorpe SKEGNESS

Spacious 3 bedroom end-terrace home in the village of Hogsthorpe. Offering a generous rear garden, garage with workshop, modern kitchen, and versatile living space - ideal for first-time buyers or investors seeking a ready-to-move-in property with plenty of potential.

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.

Lounge/ Diner

20' 3" max x 12' 2" (6.17m max x 3.71m)
Cosy Lounge with multi-fuel burner & hearth, feature beam ceiling, window to the front elevation, dining area with stairs leading to the first floor, under stair storage and radiator.

Kitchen

11' 7" x 8' 3" (3.53m x 2.51m)

Wall, base & drawer units in a modern and neutral style and colour with complimentary worktop space over and matching splashbacks, stainless steel inset sink with mixer tap & drainer, space & plumbing for a washing machine, free-standing Beko electric oven, hob & grill, stainless steel extract hood and clear Perspex splashback, space for a free standing fridge freezer, radiator and single glazed window to rear porch.

Conservatory

11' 4" x 6' 9" (3.45m x 2.06m)

Upvc double glazed windows and French doors overlooking patio and garden, Additional storage cupboard and Wc.



Wc

7' 5" x 3' 3" (2.26m x 0.99m)

Low level toilet, hand wash basin and space to hang coats and boots.

Bedroom 1

12' 8" x 10' 5" (3.86m x 3.17m)

Large double bedroom with ample space for a King size bed, recessed cupboard space, radiator and two Upvc double glazed windows to the front elevation.



Bedroom 2

12' 1" x 11' 11" (3.68m x 3.63m)

Large double bedroom with radiator, Upvc double glazed window to the front elevation and recesses either side of the chimney breast.

Bedroom 3

16' 6" x 8' 11" (5.03m x 2.72m)

Large double bedroom with radiator and two Upvc double glazed windows to the rear elevation.



Bedroom 4/ Office

13' 7" x 5' (4.14m x 1.52m)

This is an ideal space for a single fourth bedroom, nursery, play room, office, wardrobe, dressing room or craft room. Upvc double glazed window to the rear elevation.

Shower Room

Toilet, pedestal sink, corner shower cubicle with thermostatic shower. Radiator and airing cupboard housing Ideal logic combi boiler.

Garage

19' 10" x 16' 6" (6.05m x 5.03m)

Large garage and workshop space with electric remote roller door to front, power and lighting and large double doors opening to rear patio.

External Front

Ornate iron railing with short wall surrounding the slabbed front drive up to the integral garage. A good-sized concrete driveway provides parking for up to 3 cars.

External Rear

Access to the rear can be gained via a side gate. The 30m long garden then elevates up to a long lawn with mature trees, swing seat, pergola, greenhouse and shed with vegetable plots to the rear.



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Harrimans Thames Street, Hogsthorpe SKEGNESS

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3-4 bedroom end-terrace home in popular village location
- Ideal for first-time buyers or investors

Tenure: Freehold EPC Rating: F

Council Tax Band: A

guide price

£135,000



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:
SKG109179 - 0005

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