

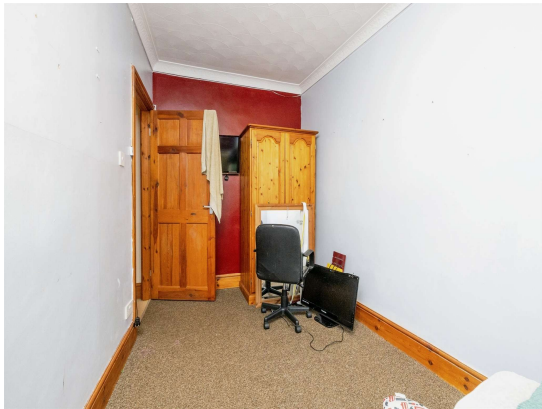
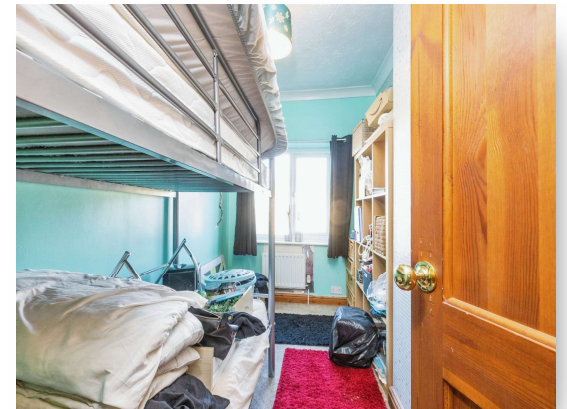


High Street, Billingham Lincoln LN4 4ED

welcome to

High Street, Billinghay Lincoln

Mid-terraced house with low maintenance rear garden and a number of outbuildings and sheds. Having spacious downstairs accommodation and three bedrooms upstairs. This property would be ideal for investment buyers.



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.

Open Plan Lounge Kitchen

27' 8" x 13' 10" max (8.43m x 4.22m max)
Featuring an open fireplace, TV point, radiator, door from the front and window to the front. The kitchen is fitted with base and wall units with work surfacing over, electric hob, extractor, plumbing for washing machine, integrated fridge.

Utility Room

6' 6" x 7' 4" (1.98m x 2.24m)
There are fitted units, radiator and patio doors.

Bedroom One

10' 2" x 10' 10" (3.10m x 3.30m)
There is an airing cupboard, radiator and window.

Bedroom Two

14' 2" x 6' 10" (4.32m x 2.08m)
Having a radiator and window.

Bedroom Three

10' 6" x 6' 6" (3.20m x 1.98m)
There is a radiator and window.

Bathroom

Fitted with a suite comprising of a bath, shower cubicle, wash hand basin, WC, radiator and window.

Attic Conversion

13' x 13' 5" (3.96m x 4.09m)
Having two skylight windows and electric.

Rear Garden

The rear garden has a patio, gravel, gated access, shed, coal shed with electric and door.



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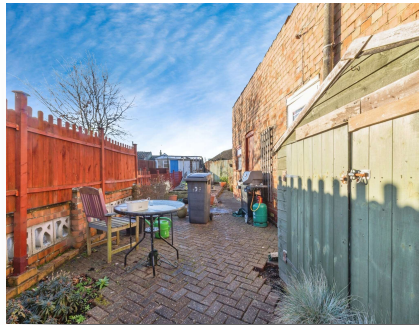
High Street, Billingham Lincoln

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three good sized bedrooms
- Low maintenance garden to the rear

Tenure: Freehold EPC Rating: E

guide price

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH112255 - 0002

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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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