



**Spalding Road, Holbeach Spalding PE12 7HH**

**welcome to**

**Spalding Road, Holbeach Spalding**

SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE FOR SALE! Close to Holbeach Town Centre & Amenities. Two reception rooms, kitchen & conservatory. Upstairs bathrooms. Ample parking, detached garage & low maintenance plot. Available with NO CHAIN.



## 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.

### Entrance Hall

having stairs to first floor and storage beneath

### Kitchen

8' 4" x 10' 7" ( 2.54m x 3.23m )

having a range of wall and base units, work surfaces and composite sink. Space for electric oven, fridge freezer and washing machine

### Lounge

12' 4" x 13' 4" ( 3.76m x 4.06m )

feature brick fireplace.

### Dining Room

14' 1" into Bay x 110' ( 4.29m into Bay x 33.53m )

wall mounted gas fire

### Sun Room

7' 10" x 15' 9" ( 2.39m x 4.80m )

### Bathroom

comprising three piece suite of WC, sink and bath

### Landing

#### Bedroom 1

12' 1" x 12' 3" ( 3.68m x 3.73m )

built-in storage cupboard

#### Bedroom 2

9' 10" x 12' 4" ( 3.00m x 3.76m )

built-in storage cupboard

#### Bedroom 3

8' 11" x 11' 7" ( 2.72m x 3.53m )

### Shower Room

comprising three piece suite of WC, sink and shower cubicle with electric shower

### Outside

to the front of the property there is a driveway providing ample off road parking for several cars. There is pedestrian access to the side of the property with the rear garden being enclosed by timber fencing. The garden area is low maintenance and in the majority laid to tarmac. Within the garden there is a detached garage and access to the brick outbuilding

### Brick Outbuilding

10' 1" x 18' 8" ( 3.07m x 5.69m )

barn style entrance door, power and lighting

### Garage

having double doors to front.



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## Spalding Road, Holbeach Spalding

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM SEMI-DETACHED PROPERTY
- TWO RECEPTION ROOMS & CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£145,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG112126 - 0028

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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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