



Cross Street, Holbeach Spalding PE12 7DW

welcome to

Cross Street, Holbeach Spalding

BEING SOLD BY MODERN METHOD OF AUCTION. THREE BEDROOM SEMI-DETACHED HOUSE SITUATED WITHIN THE MARKET TOWN OF HOLDBACK WITH 2 RECEPTION ROOMS AND FAMILY BATHROOM. BOOK YOUR VIEWING TODAY.



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

Door to the front aspect leads into the property.

Staircase leading to the first floor accommodation
Access to: Lounge / Diner

Lounge

Feature fireplace, carpeted flooring, radiator.

Sash window to the front aspect.
Double glazed patio doors to the rear aspect.

Archway into the dining room.

Dining Room

Understair cupboard.

Feature fireplace.

Carpeted flooring, radiator and pendulum light.

Sash window to the front aspect.

Kitchen

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drain, electric oven with gas hob and extractor fan over, space for washing machine and fridge/freezer, tumble dryer and dishwasher. Tiled flooring.

Double glazed window to the side aspect.

Door to the side aspect.

Door leading to: Study, door into the garden with windows to side and rear.

Opening into: Dining Room

Landing

Carpeted flooring

Double glazed window to the rear aspect.

Bedroom One

Fitted wardrobes

Carpeted flooring and radiator

Sash window to the front aspect.

Bedroom Two

Electric fire with surround

Cupboard with window

Carpeted flooring, radiator

Sash window to the front aspect.

Bedroom Three

Carpeted flooring, radiator

Double glazed window to the rear aspect.

Bathroom

Three piece suite comprising of a bath with shower over, wash hand basin and WC. Partly tiled and airing cupboard

Double glazed window to the rear aspect.

Exterior

Off-road parking to the side aspect, gated access to the rear aspect.

Rear Garden:

Enclosed laid to lawn garden comprising of a patio seating area, pond and two sheds.

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."



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- For Sale by Auction - T & C's apply
- Subject to an undisclosed Reserve Price

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112551 - 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.

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.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk