



Paradise Place, Brigg  
BY AUCTION



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**BY AUCTION**  
**GUIDE PRICE £115,000**



## Key Features

- NO UPWARD CHAIN
- CLOSE TO TOWN
- DESIGNATED PARKING
- 2 DOUBLE BEDROOMS
- ENCLOSED GARDENS
- COUNCIL TAX BAND A
- EPC RATING C
- FREEHOLD





**Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000**

Discreetly situated just off Brigg town centre this end terrace home offers surprisingly generous 2 double bedroom accommodation with secure gardens and a parking space. The home includes a 19' Lounge together with an oak style Kitchen and first floor Bathroom. An ideal First family home or investor opportunity.

**ENTRANCE**

A composite door opens to the Porch with Pvcu double glazed door and door opening to

**LOUNGE 5.97m x 3.58m (19'7" x 11'8")**

A generous forward facing room with Pvcu double glazed bow window, 2 radiators, TV aerial point, coving and stair to the first floor with turned spindle balustrade.

**REAR HALL**

A practical area with under stair cupboard housing the gas fired combination boiler, additional walk-in Store and Pvcu door to the rear garden

**KITCHEN 4.1m x 2.87m (13'6" x 9'5")**

Appointed with a good range of high and low medium oak style fronted units with complementary worktops to include a stainless steel sink unit with 4 cupboards under, space for an upright fridge/ freezer, plumbing for an automatic washing machine, breakfast bar, a further 5 base units, inset electric hob with extractor over, built in oven, an additional 8 units and dresser top at eye level, tiled splash area, TV aerial point and Pvcu double glazed window.

**LANDING**

Access to the roof space and deep cupboard.

**BEDROOM 1 4.26m x 2.9m (14'0" x 9'6")**

A forward facing double room with Pvcu double glazed window, radiator, coving, walk-in Store cupboard and 3 double wardrobes to one wall.

**BEDROOM 2 3.63m x 3.3m (11'11" x 10'10")**

( Excluding the door recess) A further double bedroom with Pvcu double glazed window overlooking the rear gardens with radiator and coving.

**BATHROOM**

Appointed with a suite in white to include a panelled bath with electric shower over, vanity basin, close coupled wc, chrome towel radiator, tiled splash and shower area, radiator and Pvcu double glazed window.

**OUTSIDE**

The property is fronted by a gravel topped buffer garden and a broad, block paved walkway leads to the enclosed rear garden which has been designed with ease of maintenance in mind and is mainly gravel topped with feature flagged patios and block paved areas. A steel Shed completes the property.

**TENURE**

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

**COUNCIL TAX**

We understand that the latest Council Tax banding indicates that the property is a BAND A. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

**FLOOR PLANS**

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

**ANTI MONEY LAUNDERING AND REFERRALS**

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.



## AUCTIONEERS COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering

## LEGAL PACK

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

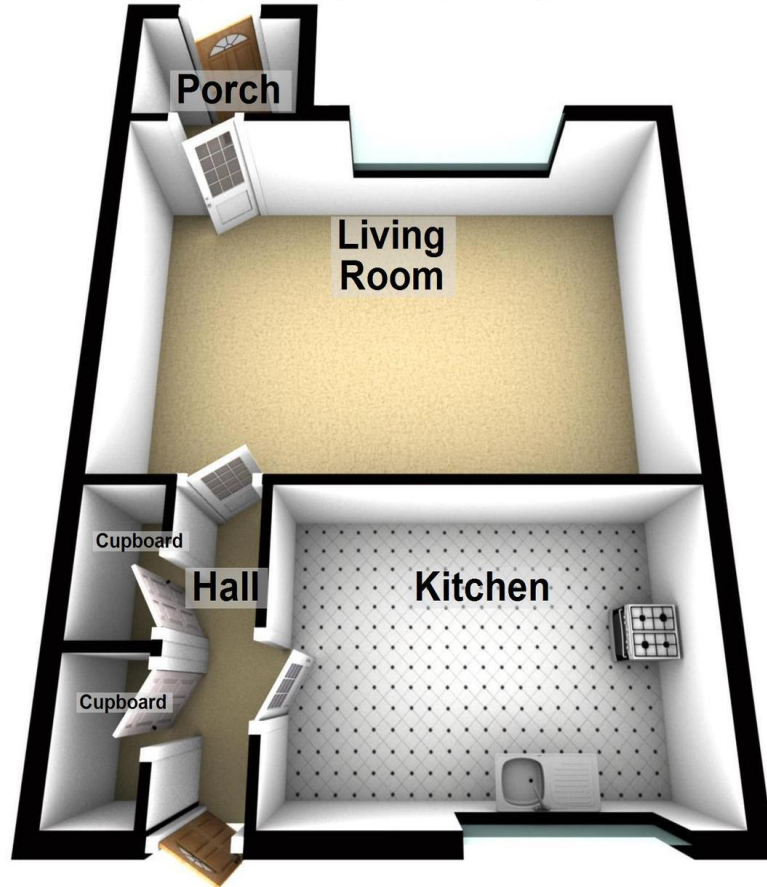
## OFFER PROCESS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

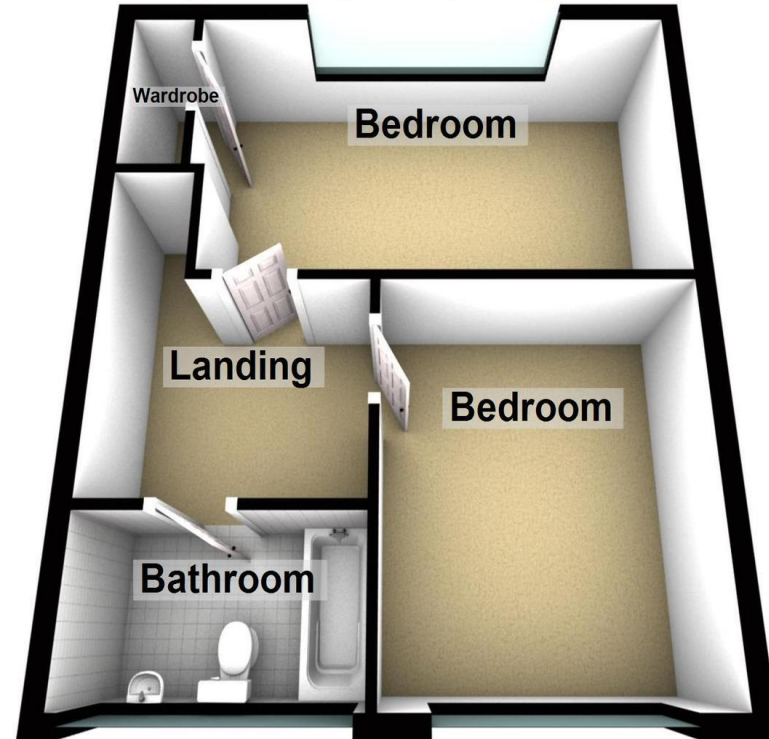
## Ground Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



## First Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



Total area: approx. 80.0 sq. metres (860.7 sq. feet)

Address: 1 Paradise Place, BRIGG, DN20 8PA

RRN:

