



Kings Road , Barnetby
BY AUCTION



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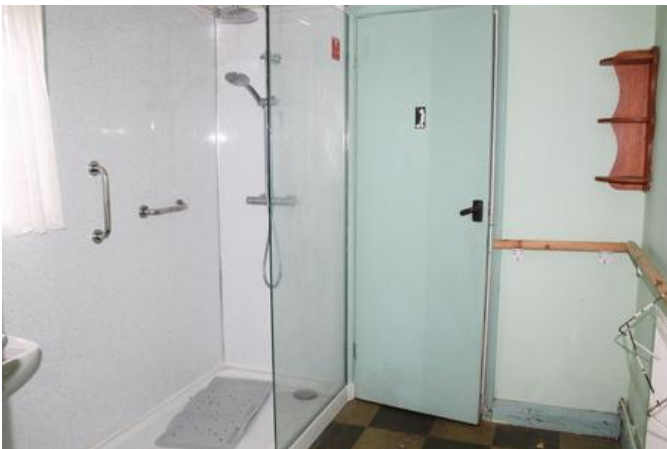
Guide price £115,000



Key Features

- BY AUCTION
- OPEN VIEWS TO REAR
- GENEROUS GARDENS
- DRIVE PARKING
- MODERNISATION REQUIRED
- POPULAR VILLAGE
- EPC RATING D
- BEING SOLD BY SECURE SALE ONLINE BIDDING. TERMS AND CONDITIONS APPLY





Offered with NO UPWARD CHAIN this traditional end terrace house enjoys a large rear garden with views to open farmland. The home requires updating and briefly includes 2 reception rooms, kitchen and ground floor shower with separate toilet. The first floor includes a forward facing double room with single bedroom leading off and a further separate single room. In addition to the 3 car drive there is a useful summer house and green house.

LOUNGE 3.94m x 3.63m (12'11" x 11'11")

A forward facing room with walk-in Pvcu splay bay window, distinctive cast iron open fire place with decoratively tiled slips and heart, under the stair store cupboard and sliding aluminium framed doors to

SITTING ROOM 4.44m x 3.34m (14'7" x 11'0")

A rear facing room with brick built fireplace with inset gas fire and fitted cupboards and drawers to either side, radiator and Pvcu double glazed window to the rear.

KITCHEN 4.09m x 2.11m (13'5" x 6'11")

A galley style kitchen with fitted stainless steel sink and cupboards under, plumbing for an automatic washing machine, electric cooker space, small breakfast bar, additional units at eye level, radiator, tiled splash areas, pvcu double glazed window and side entrance door.

SHOWER ROOM 2.91m x 2.09m (9'6" x 6'11")

Fitted with a walk-in glazed and panelled shower enclosure, radiator, fitted cupboard and Pvcu double glazed window.

TOILET

Appointed with a low flush wc and Pvcu double glazed window.

FIRST FLOOR

BEDROOM 1 3.84m x 3.65m (12'7" x 12'0")

A generous forward facing double room with Pvcu double glazed window, painted, decorative fireplace, radiator and walk-in cupboard housing the gas fired combination boiler.

BEDROOM 3 3.34m x 2.47m (11'0" x 8'1")

(Leading off Bedroom 1.) A rear facing room with Pvcu double glazed window and radiator.

BEDROOM 2 3.35m x 2.34m (11'0" x 7'8")

A further rear facing room with Pvcu double glazed window and radiator.

OUTSIDE

The property is set back beyond a neat clipped hedge and there is a side drive allowing parking for 3 cars. A high gate and fence secures the long rear gardens which are primarily laid to lawn with a vegetable garden aluminium greenhouse and useful timber Summer House

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.

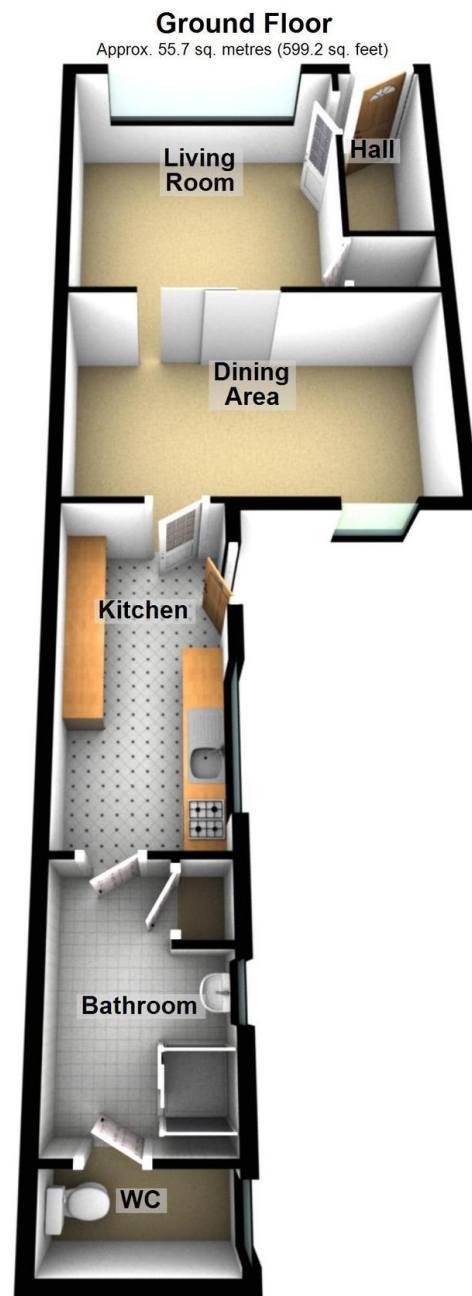
OFFER PROCESS

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.





Total area: approx. 92.7 sq. metres (998.0 sq. feet)

