



# *Walesby Lane*



Auction Guide Price £110,000

**Chadwells**  
Estate & Letting Agents



258



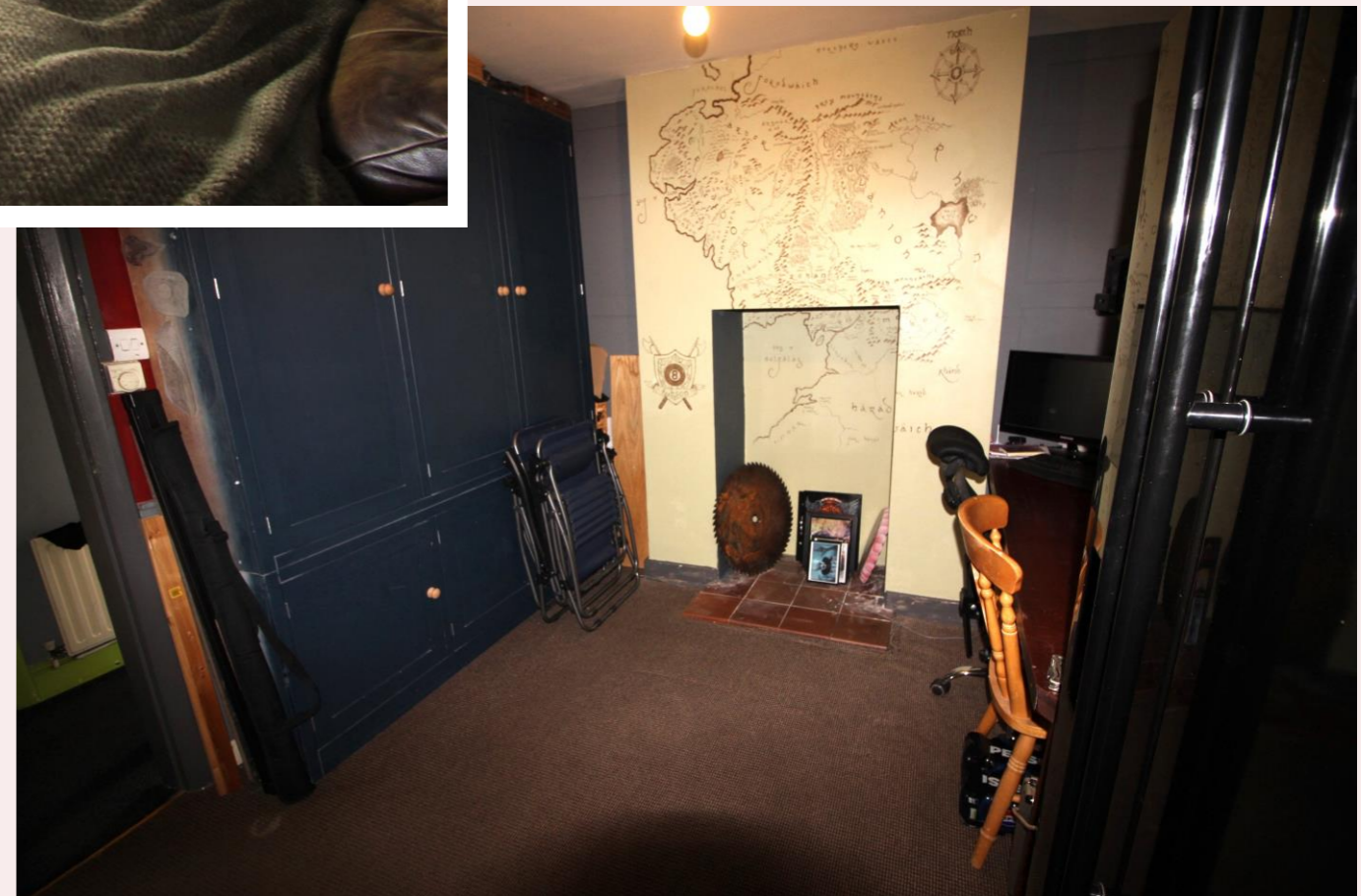
# *Ready made investment.....*

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000





*Walesby Lane*





*Welcome*

If you're looking to add a property to your portfolio with little to no down time, then this is an ideal buy. Being sold with the current tenants in situ this property offers a great return. The property itself briefly comprises kitchen/diner, lounge, three bedrooms, family bathroom and extensive rear garden. Further benefits include double glazing windows, gas central heating and off-road parking.

**Auctioneers Additional 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 procedures. Bids can be submitted at any time and from anywhere.

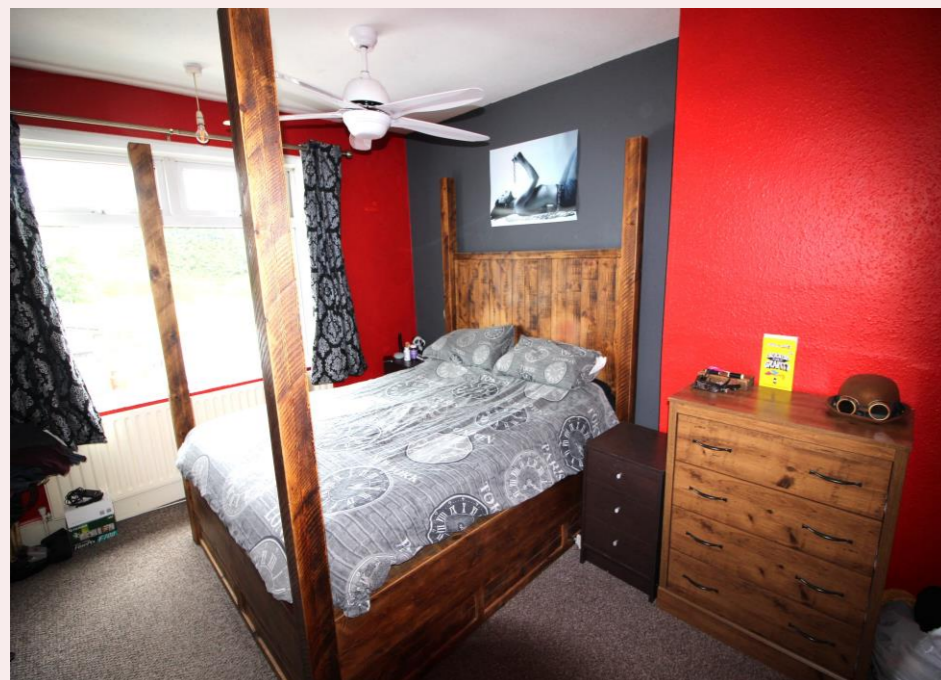
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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.**

**Auctioneers Additional Comments**

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.



# Step inside...

## Entrance Hall

Enter through the uPVC/glass entrance door to side, there is a door to under stair storage/ utility space, lounge and dining room. Stairs off to the first floor, carpet flooring and radiator.

## Lounge *11' 10" x 14' 10" (3.60m x 4.52m)*

The lounge has carpet flooring, radiator and uPVC window to the front aspect.

## Kitchen/Diner *12' 10" x 11' 10" (3.91m x 3.60m)*

L' shaped family size kitchen diner comprising of wall and base units, roll top work surfaces, single electric oven, electric hob with extractor over and stainless steel sink with drainer and mixer taps. Space for free standing fridge/ freezer, tiled splash backs and tiled flooring in the kitchen area. Two uPVC windows to rear, UPVC/glass door to side and radiator. Continuing through to the dining area which has carpet flooring, a door to the hallway and window to rear.

## Landing

With carpet flooring, radiator, door access to the three bedrooms and family bathroom. Loft access and uPVC window to the front access.

## Master Bedroom *12' 6" x 12' 0" (3.81m x 3.65m)*

With carpet flooring, radiator and uPVC window to the rear.

## Bedroom Two *7' 6" x 8' 11" (2.28m x 2.72m)*

With carpet flooring, radiator and uPVC window to the front aspect.

## Bedroom Three *10' 0" x 10' 0" (3.05m x 3.05m)*

With carpet flooring, radiator and uPVC window to the rear aspect.

## Bathroom *8' 7" x 6' 5" (2.61m x 1.95m)*

The bathroom is fitted with a three piece panelled bath suite with over head shower, low flush WC and wash basin. Fully tiled walls and floor, radiator, store cupboard housing gas boiler and obscure window to side.

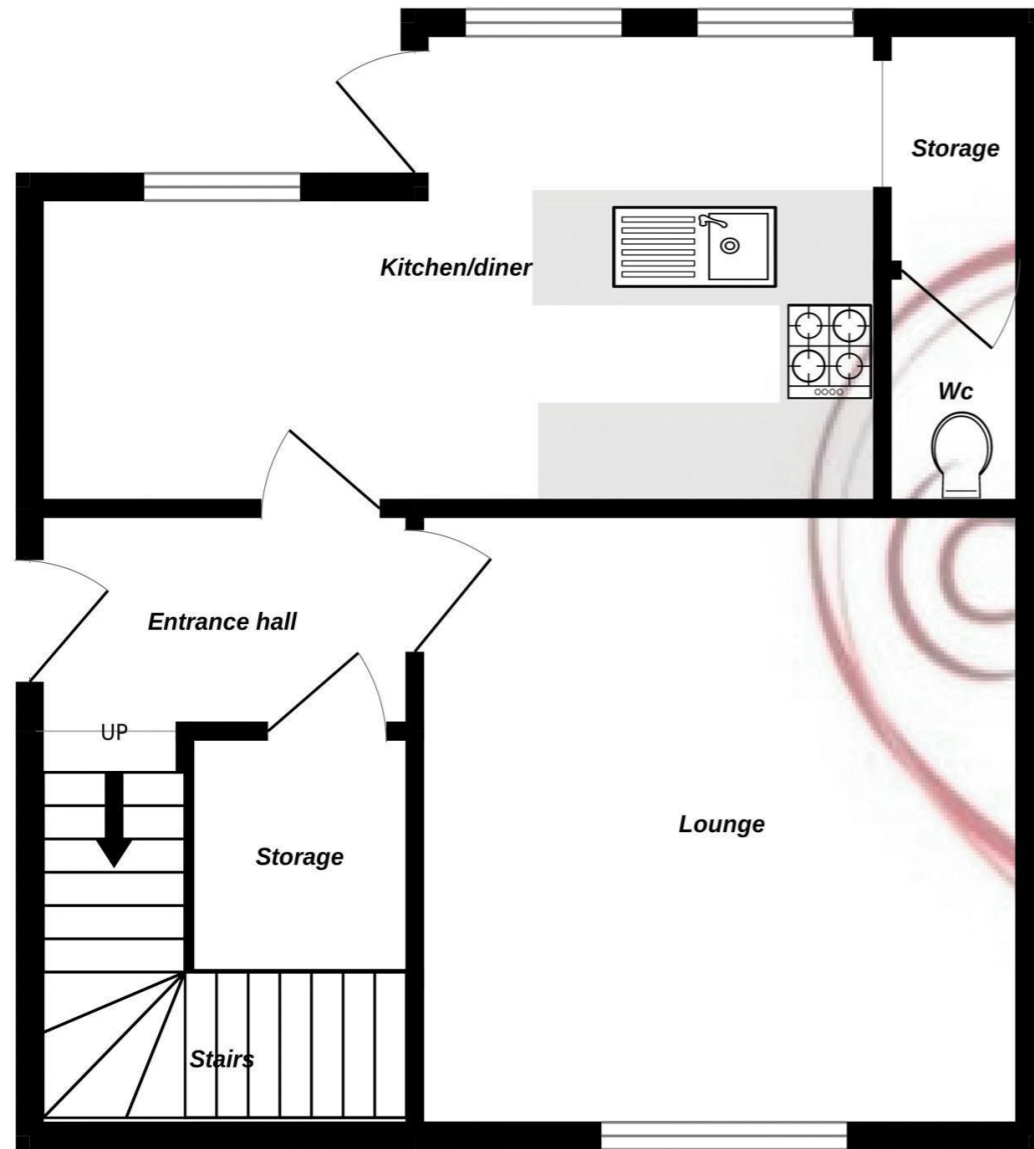
## Outside

The front of the property is laid to lawn with a brick wall surrounding the grass.

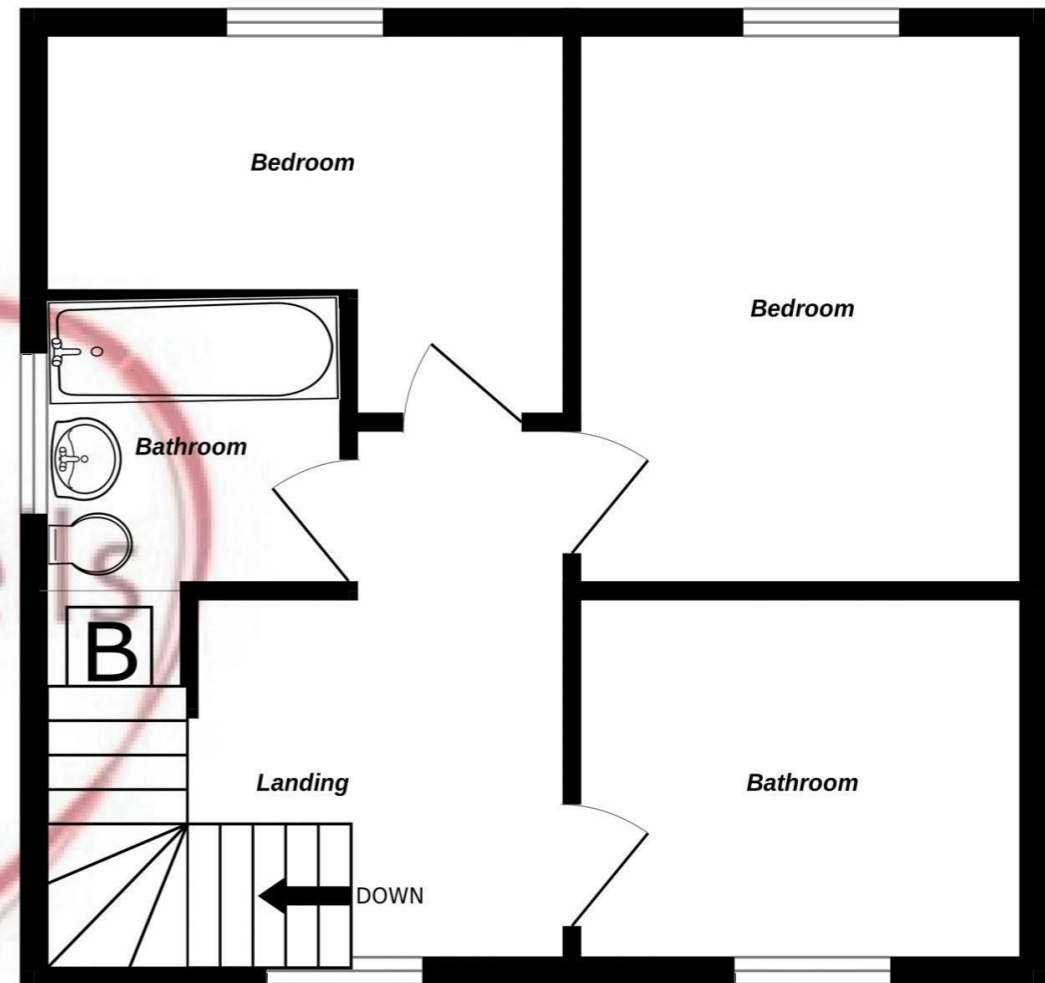
There is a share driveway to the side.

The rear garden is laid mainly to lawn and has a large wood workshop.

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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