



16 St. Johns Street, Holbeach, PE12 7AB

By Auction £110,000

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

Charming 3-Bedroom Home Near Holbeach Town Centre

Discover this delightful 3-bedroom character property, conveniently located near Holbeach Town Centre. This home offers spacious living areas with a near maintenance free courtyard garden. Enjoy a perfect blend of classic charm and modern living. This property in the agents opinion would make an excellent first time buy, downsize or investment.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Dining room 12'7" x 10'6" (3.86m x 3.21m)



PVCu double glazed entrance door and windows, stairs to first floor landing, built in meter cupboard. Arched opening to kitchen and door to lounge.



Lounge 18'10" x 10'7" (5.76m x 3.24m)



PVCu double glazed entrance door and windows, skimmed ceiling, radiator.

Kitchen 7'2" x 16'0" (2.19m x 4.88m)



PVCu double glazed window to rear, skimmed ceiling, vinyl flooring. Fitted with a matching range of base and eye level units, roll edge work surface with metro tiled splashback, four ring gas hob with electric oven and grill under and extractor hood over. 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap over, space and plumbing for washing machine.



Bedroom One 10'3" x 14'9" (3.13m x 4.51m)



PVCu double glazed window to front, skimmed ceiling, radiator, built in boiler cupboard with wall mounted mains gas central heating boiler.

Bedroom Three 5'10" x 7'3" (1.79m x 2.22m)



PVCu double glazed window to rear, skimmed ceiling, radiator.



Bedroom Two 7'0" x 11'6" (2.15m x 3.53m)

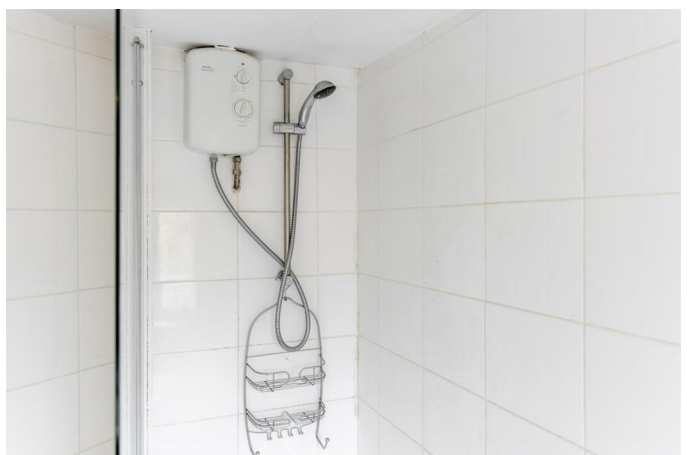


PVCu double glazed window to front, skimmed ceiling, radiator.

Bathroom 6'4" x 10'0" (1.95m x 3.06m)



PVCu double glazed window to rear, skimmed ceiling, vinyl flooring, tiled walls. Fitted with a three piece suite comprising panel bath with chrome taps and shower over, close coupled toilet and wash hand basin set in vanity unit.



Outside



There is a timber side gate leading to the courtyard enclosed by brick wall and timber fence, There is space for patio seating and a timber storage shed.



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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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.

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Property Postcode

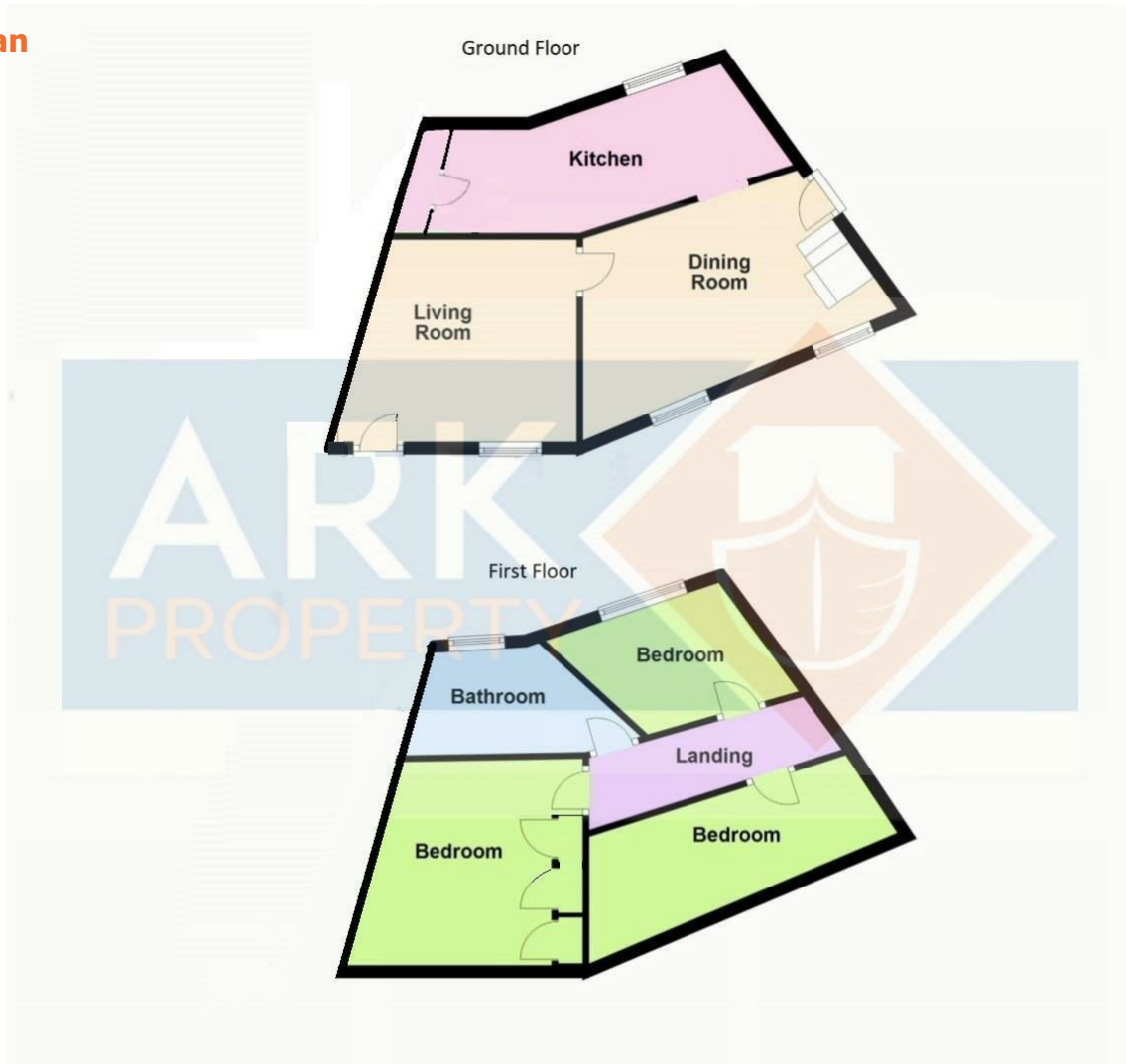
For location purposes the postcode of this property is: PE12 7AB.

Viewing Arrangements

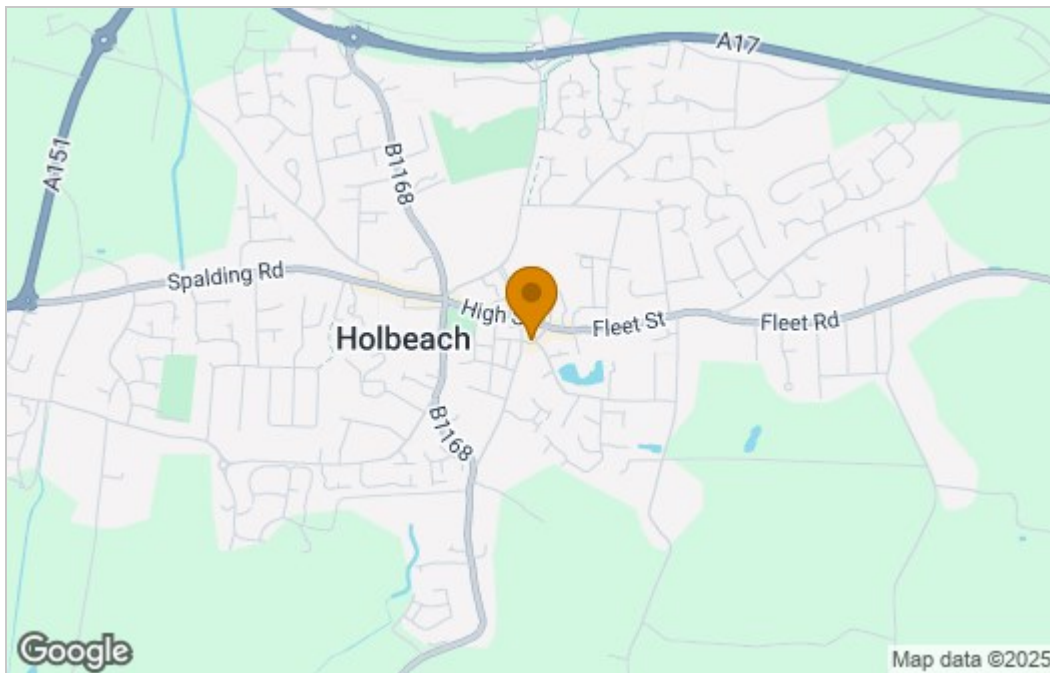
Viewing is by appointment with Ark Property Centre

only. We suggest you call our office for full information about this property before arranging a viewing.

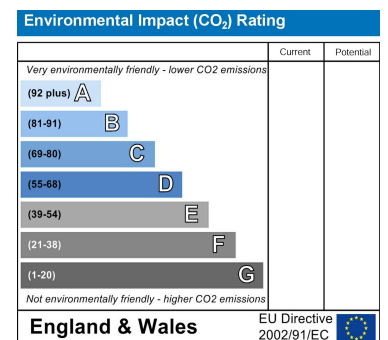
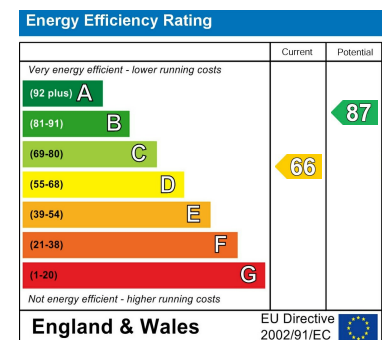
Floor Plan



Area Map



Energy Efficiency Graph



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