



Laughton Way North, Lincoln

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Starting Price £60,000



Key Features

- First Floor Maisonette
- Two Double Bedrooms
- 23ft Lounge Diner & Balcony
- Immediate “exchange of contracts” available.
- Garden
- Ideal Investment Property
- Sold via ‘Secure Sale’
- EPC rating C
- Leasehold





Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £60,000

Offering great potential this first floor maisonette features a 23ft lounge diner, two double bedrooms, upvc double glazing, recently fitted gas combi boiler, private garden and internal storage shed.

The accommodation comprises of entrance hall, lounge diner, balcony, kitchen, first floor landing, two double bedrooms, bathroom, separate wc and garden.

Entrance

Via secure intercom entry and stairs to first floor.

Hallway

UPVC door leading to hallway with stairs to first floor and understairs storage.

Lounge Diner 11'1" x 23'1" (3.4m x 7m)

Windows to front elevation, glazed upvc door to balcony, laminate flooring and radiator.

Balcony 5'3" x 9'10" (1.6m x 3m)

Kitchen 7'10" x 10'3" (2.4m x 3.1m)

Window to front, base and eye level units, worktop, splashback, stainless steel sink, cooker point and plumbing for washing machine.

First Floor Landing

Built in storage and airing cupboard with combi boiler.

Bedroom 1 11'1" x 12'4" (3.4m x 3.8m)

Window to front and radiator.

Bedroom 2

Window to front, radiator and built in wardrobe.

Bathroom

Window to front, panelled bath and wash basin.

Separate WC

Low level wc and window.

Tenure

Leasehold. 126 years started in 1996.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Auction Note

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.

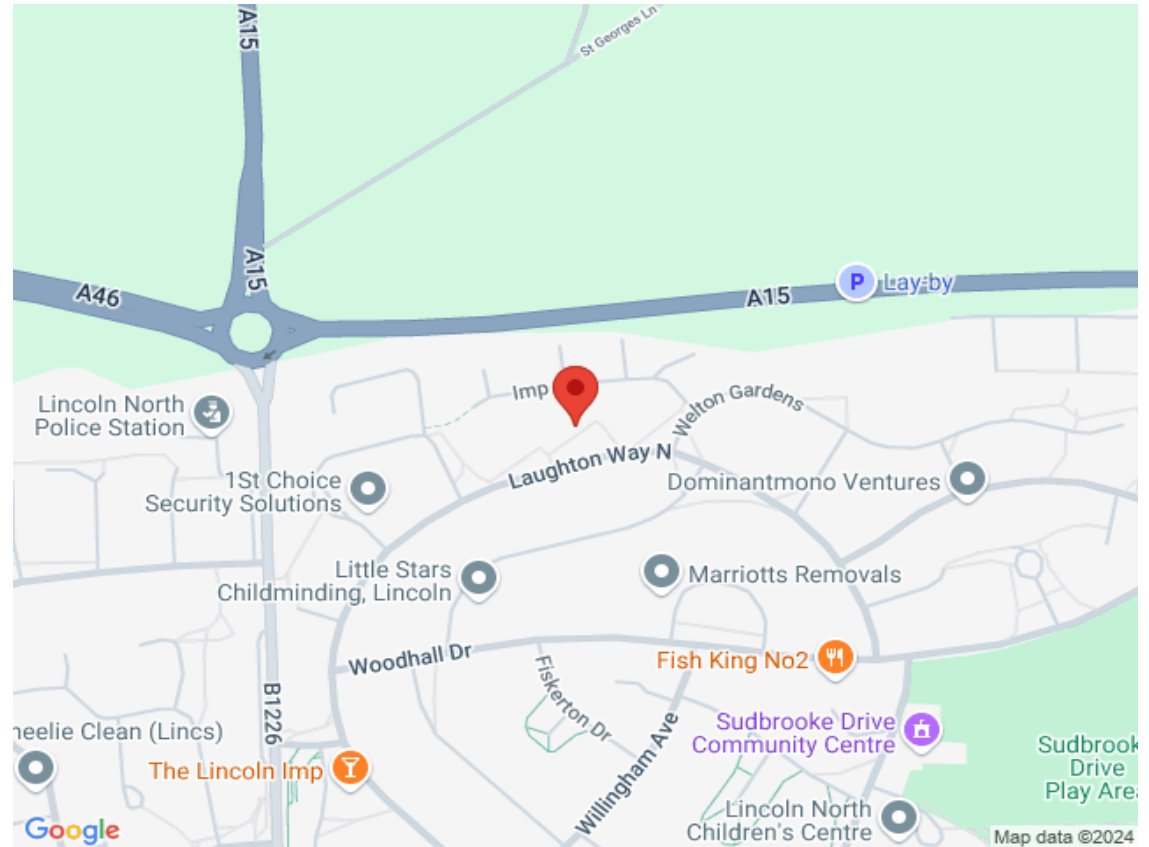
The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any 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.

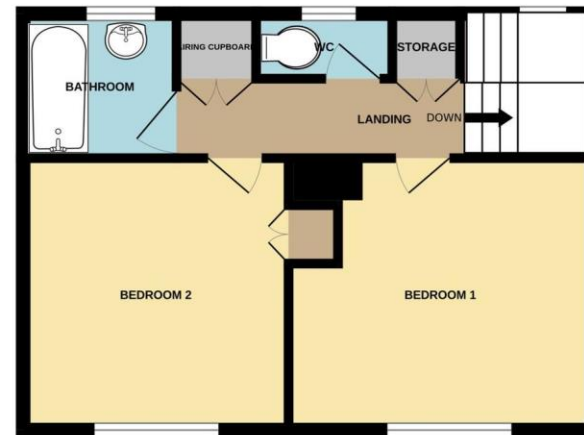


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



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TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

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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