



Alfred Street, Lincoln



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**Starting bid £115,000**

- **Sold via 'Secure Sale'**
- End Terraced House
- 2 Reception Rooms & Three Bedrooms
- Solar Panels
- **Immediate 'exchange of contracts' available.**
- Enclosed Rear Garden Area
- No Onward Chain
- EPC rating B



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

**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.**

This Three Bedroom End Terraced house is centrally located in Lincoln City Centre and boasts Gas Central Heating, Double Glazing and Solar Panels giving it a B Rating on it's EPC. The accommodation comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms and a large Bathroom. Outside, there is an enclosed Garden area with outbuilding and store housing a separate WC and Hand basin.

### **Entrance Hall**

Door to front and stairs to first floor.

### **Lounge 13'3" x 11'11" (4m x 3.6m)**

Window to front elevation, wooden flooring and a radiator.



### Dining Room 13'3" x 11'11" (4m x 3.6m)

Window to rear elevation, wooden flooring and a radiator.

### Kitchen 15'1" x 5'9" (4.6m x 1.8m)

Window and door to side, range of base and eye level units with inset sink unit, under stairs store and built-in oven and hob.

### First Floor Landing

Spacious landing with access to bedrooms and bathroom

### Bedroom One 11'11" x 10'3" (3.6m x 3.1m)

Window to rear and a radiator.

### Bedroom Two 11'11" x 8'6" (3.6m x 2.6m)

Window to front and a radiator.

### Bedroom Three 8'11" x 7'5" (2.7m x 2.3m)

Window to front and a radiator.

### Bathroom 15'3" x 5'10" (4.6m x 1.8m)

With two windows to side, radiator, wash basin, shower enclosure, W.C and panelled bath.

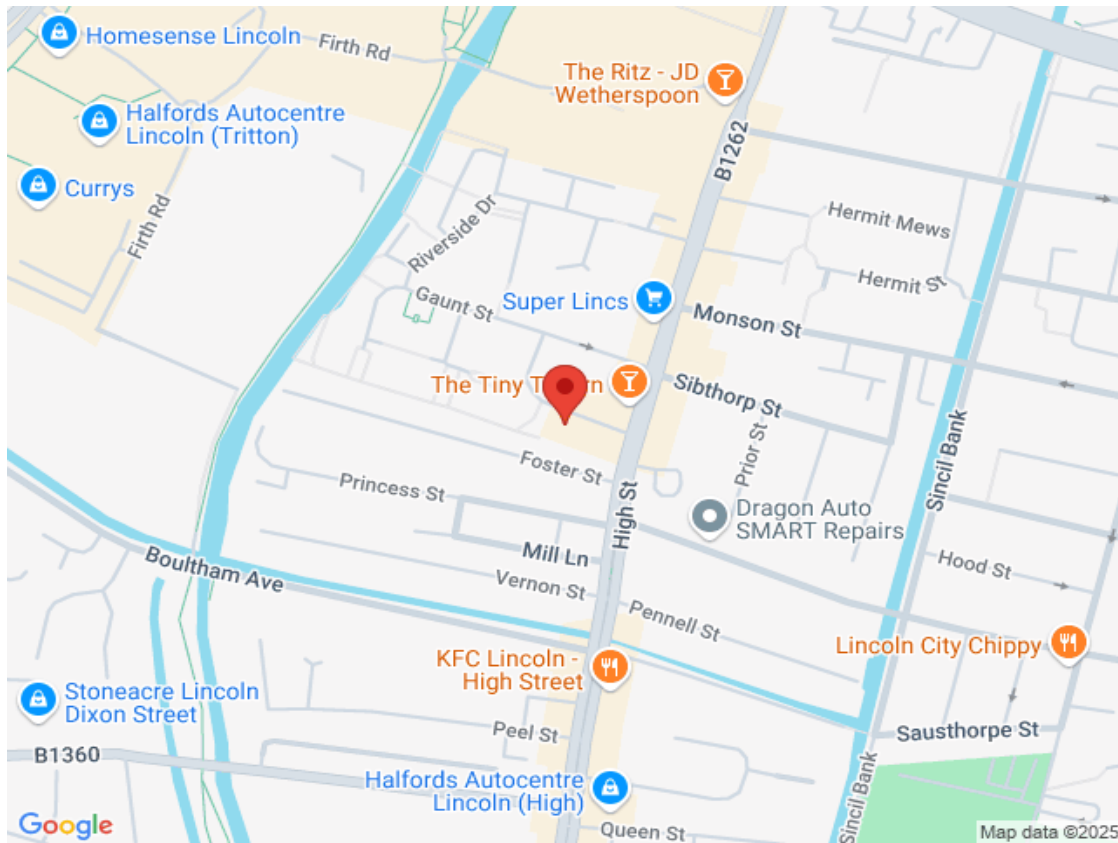
### Outside

There is an enclosed garden area to the rear with brick outbuildings and store housing a separate WC and Hand basin.

### 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.





#### 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.

GROUND FLOOR

1ST FLOOR



ALFRED STREET, LINCOLN, LN5 7PZ

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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		