



Birthorpe Road, Billingham  
Guide Price: £36,000



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- First Floor Flat
- Communal Parking
- Close To Village Amenities
- One Bedroom
- Shower Room
- EPC Rating: D
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £36,000

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.

One bedroom first floor situated in the popular village of Billingborough and close to all of its amenities. The full accommodation on offer comprises; Entrance Hall, Lounge Diner, Kitchen, Bedroom and Shower Room. There is off road parking to the rear of the property.

### Entrance Hall

2.06m x 1.37m (6'10" x 4'6")

Having upvc window to front aspect and cloak hanging space.

### Lounge Diner

2.98m x 4.05m (9'10" x 13'4")

Having upvc window to front and side aspects, storage heater, cupboard housing water tank, TV and telephone points.

### Kitchen

1.9m x 1.97m (6'2" x 6'6")

Having base and eye level units with work surface over, inset 1.5 bowl sink and drainer, space for electric cooker, space for fridge, plumbing for washing machine and window to rear aspect.



### Bedroom

3.43m x 2.06m (11'4" x 6'10")

Having window to rear aspect and storage heater.

### Shower Room

With low level w.c, wash hand basin, enclosed shower cubicle extractor fan and heated towel rail.

### Outside

The property is entered through a communal entrance hall with stairs leading to the first floor where there is an separate entrance door to this property. To the rear of the building is a car park with a

### Agents Note

This is a Leasehold property with approx 107 years remaining with a ground rent of approx £300/year.

We are advised that there are currently no leasehold fees for this property despite the property being leasehold. The vendor will provide a lease indemnity policy and an absent landlord indemnity policy to facilitate a sale. We would recommend that you seek legal advice as to how this will protect a purchase.

### Agents Note

These are draft particulars awaiting vendor approval.

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

### Auctioneers Additional Comments

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.



## Floorplan

GROUND FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



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