



Westbanks, Sleaford
Starting Price £110,000



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Freehold

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Key Features

- Terraced House
- For Sale via Secure Sale
- Three Bedrooms
- NO ONWARD CHAIN
- Over 1000 sq ft of Accommodation
- Immediate Exchange of Contracts available
- EPC rating: TBC
- Current Council Tax Band: A





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

Offered with no onward chain and located just a short walk from Sleaford town centre, this three-bedroom terraced property presents an excellent renovation opportunity with potential to create a wonderful home or investment. The accommodation comprises a lounge, dining room, kitchen and downstairs bathroom, with three generously sized bedrooms to the first floor. Externally, the property benefits from a south-facing courtyard garden to the rear. An ideal project for those looking to modernise and add value—early viewing is advised.



Lounge

3.94m x 5.1m (12'11" x 16'8")

With access from Entrance Hall, bay window to front aspect, gas fire place (not in use) set in brick surround, TV and BT point, radiator.

Dining Room

3.93m x 4.12m (12'11" x 13'6")

With built in storage cupboard, stairs leading to 1st floor with storage cupboard under, window to rear aspect and radiator.



Kitchen

4.37m x 2.43m (14'4" x 8'0")

With a range of base and eye level units with work surface over, sink with drainer, space for fridge freezer, space for freestanding oven, space and plumbing for washing machine, two windows and part glazed door to rear.

Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, radiator, window to rear aspect and extractor fan.

Landing

With stairs taken from Dining Room.

Bedroom One

3.32m x 4.09m (10'11" x 13'5")

With built in wardrobes, window to rear aspect and radiator.

Bedroom Two

3.95m x 3.02m (13'0" x 9'11")

With window to front aspect and radiator.

Bedroom Three

3.95m x 1.91m (13'0" x 6'4")

With window to front aspect and radiator.

Outside

Rear garden with a timber shed, concrete flooring with timber fence surround. Rear gate for bin access.

Auction Information

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.

Auction Information

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.

Auction Information

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.

Auction Information

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 up to 6% inc VAT (subject to a minimum which could be up to £7,200 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.

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.

Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau && part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.





Floorplan



Total area: approx. 98.6 sq. metres (1061.3 sq. feet)
89 Westbanks, SLEAFORD



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