

Buy. Sell. Rent. Let.



Woad Lane, Great Coates



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When it comes to
property it must be


lovelle



Guide price £115,000



This semi-detached bungalow in Great Coates village, ideal for investors or retirees, features three bedrooms, a spacious reception room, and a garage, offering renovation potential with its enviable position overlooking open fields and being sold by auction with no onward chain.

Key Features

- Semi-Detached Bungalow
- Generous Plot, Driveway & Garage
- Spacious Accommodation
- Three Bedrooms
- Kitchen & Bathroom
- Refurbishment Required
- EPC rating D
- Tenure: Freehold





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

This semi-detached bungalow, currently listed for sale, is nestled in the heart of Great Coates village. Offering a unique opportunity for investors or retirees, the property boasts an enviable position with open fields to the rear and excellent public transport links nearby.

The property requires renovation, but it offers a generous plot and a wealth of potential. It benefits from uPVC double glazing and is gas central heating, ensuring a warm and comfortable living space once refurbished. The driveway and garage provide ample off-street parking.

Internally, the accommodation comprises of a spacious reception room with an inviting bay window. The kitchen is ready for a new owner to put their stamp on it. The property hosts three spacious bedrooms, adding to its appeal as a remarkable investment opportunity. The bathroom is fitted with a bath, sink, and shower.

One of the unique features of this property is that it is being sold by online secure bidding, a modern method of auction, paired with no onward chain, adding to the speed and ease of the transaction. The combination of its prime location, open field views, and the potential it presents, makes this property a worthy investment.

Measurements

Lounge 4.48m X 4.19m
Kitchen 2.64m X 3.79m
Bedroom 1 3.81m X 3.35m
Bedroom 2 3.68m X 3.37m
Bedroom 3 3.65m X 3.96m
Bathroom 1.72m X 2.46m

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

Sold as seen

Due to limited information held by the sellers, we must advise any prospective purchaser that the property is being 'Sold As Seen'.

Auctioneer comments 1

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.

Auctioneer comments 2

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'.

Auctioneer comments 3

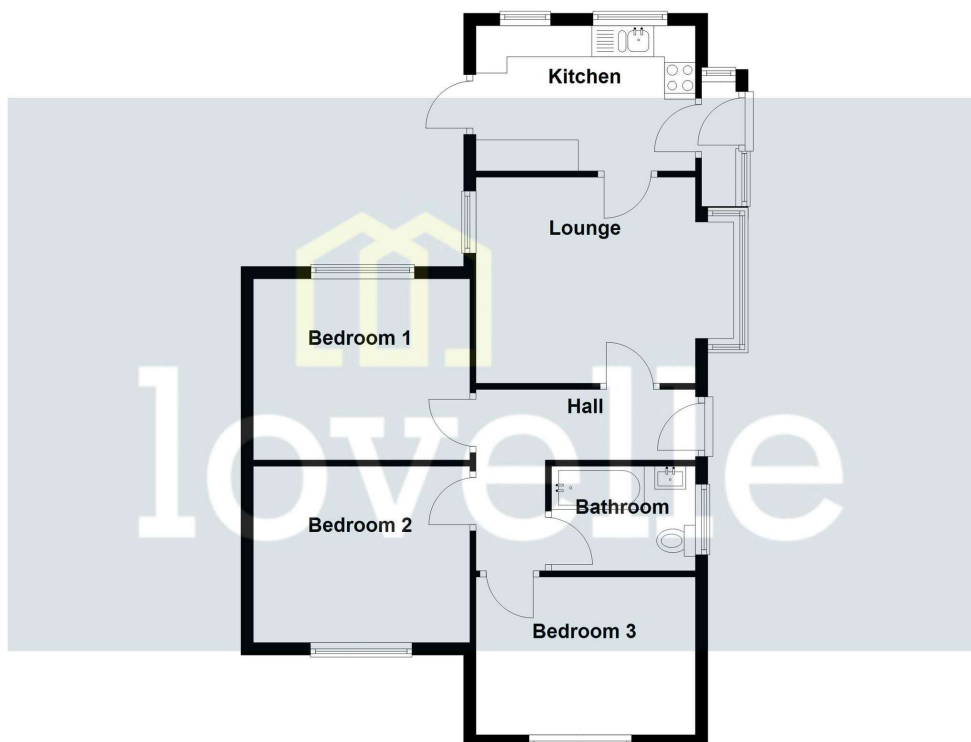
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneer comments 4

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



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

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