

**32 Hawthorn Bank**

**Spalding PE11 1JH**

**STARTING PRICE FOR BIDS**

**£55,000**



*Total Renovation Project*

*Dining Area*

*Central Location*

*3 Bedrooms*

*Kitchen*

*NO CHAIN*

*Lounge*

*Long Rear Garden*







## GENERAL DESCRIPTION:

This property has suffered from past fire damage, and as such requires full renovation and modernisation. When the works are completed, the house will have a lounge opening to a dining area, a kitchen and a downstairs bathroom. Upstairs, there would be 3 separate bedrooms.

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**AUCTIONEERS COMMENTS** This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

**NOTE** It should be noted that this property is merely a 'shell' and that full renovation and modernising will be required.

**VIEWING** For safety, any viewings must be external only. Photographs that have been taken accurately reflect the condition of the property.

**LOUNGE** 12' 6" x 11' 10" (3.8m x 3.6m) Max  
Opens to

**DINING ROOM** 12' 10" x 10' 10" (3.9m x 3.3m) Max

**KITCHEN** 10' 6" x 6' 3" (3.2m x 1.9m) Max

### **BATHROOM**

**ON THE FIRST FLOOR** There would be the ability to recreate 3 separate bedrooms, 2 of which would be doubles, with the third being a single.

**REAR GARDEN** The rear garden is long and overgrown.

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**General Information:** Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is

Council Tax: Band