



57 Bigby High Road, Brigg

Guide Price Starting Bid £200,000



57 Bigby High Road

Brigg

BY AUCTION

Three-bed semi in prime area for auction (no chain). Needs refurbishment. Spacious, flexible layout, large garden, driveway, garage. Great project or investment with scope to add value.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- BY AUCTION - CONDITIONS APPLY
- No Onward Chain
- Premier Residential Location
- Refurbishment required





Reception Hall

An arched storm porch with wood and glazed door opens to the hall which includes, exposed floor boards, radiator and stair to the first floor.

Lounge

13' 0" x 12' 0" (3.95m x 3.65m)

A forward facing bay fronted room with radiator, tiled fireplace with inset gas fire and exposed floor boards.

Dining room

7' 9" x 11' 4" (2.36m x 3.46m)

With serving hatch, radiator and arch to garden room.

Garden room

11' 6" x 10' 11" (3.50m x 3.32m)

Overlooking the rear garden with tiled floor, spot light and side door.

Kitchen

11' 4" x 7' 5" (3.45m x 2.27m)

Side facing with stainless steel sink unit, gas cooker point, radiator and under stair pantry cupboard.

Rear Entrance

Includes a side entrance door, Cloak Room with high flush wc and walk-in Store with wall mounted gas fired heating boiler.

Bedroom 1

13' 0" x 11' 6" (3.97m x 3.50m)

A forward facing, bay fronted room with exposed floor boards.

Bedroom 2

13' 0" x 11' 3" (3.95m x 3.43m)

A rear facing double room with exposed floor board and fitted cupboard.

Bedroom 3

8' 10" x 9' 6" (2.69m x 2.89m)

The final forward facing room with fitted work benches. (Former dark room)

Bathroom





Reception Hall

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Dining room 7' 9" x 11' 4" (2.36m x 3.46m)

Garden room

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Kitchen

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Rear Entrance

Bedroom 1

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Bedroom 2

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Bedroom 3

8' 10" x 9' 6" (2.69m x 2.89m)

Bathroom

8' 1" x 7' 8" (2.47m x 2.34m)

WC

Garden

The home is set beyond a clipped hedge with a neat lawn beyond and side drive way allows generous parking and leads to the detached brick garage. There is a long rear garden divided by a shrub screen. The rear section of the garden is unkept and overgrown.

AUCTION CONDITIONS

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 Auctioneer's 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 procedures 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.



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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.

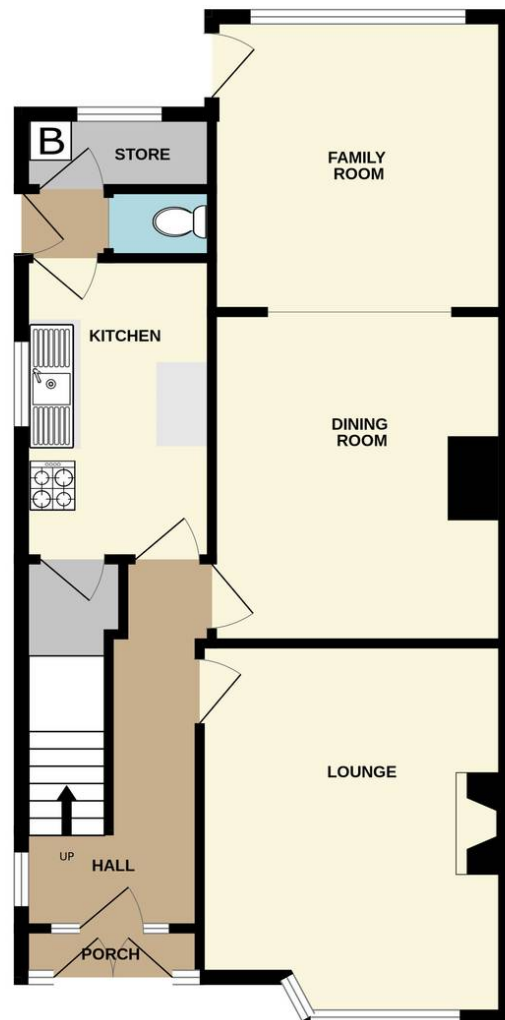
Auctioneers Additional Comments

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 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.

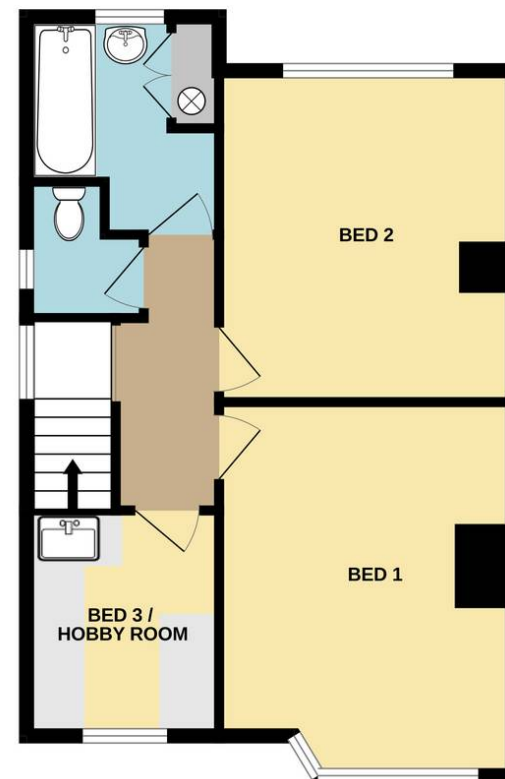
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GROUND FLOOR



1ST FLOOR



57 BIGBY HIGH ROAD, BRIGG, DN20 9HB

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BY AUCTION