



Choices Folly Marsh Road, Gedney Drove End Spalding PE12 9PJ

welcome to

Choices Folly Marsh Road, Gedney Drove End Spalding

BEING SOLD BY MODERN METHOD OF AUCTION. Three double bedroom detached property, NEEDING MODERNISATION. Quiet & Rural location, GOOD SIZED PLOT. Three reception rooms & REAR CONSERVATORY. Family bathroom & WC. Ample off road parking, INTEGRAL DOUBLE GARAGE/WORKSHOP. Enclosed Garden to side & rear.



Auctioneer's 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 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

Entrance Porch Lounge/Diner

13' 10" x 27' 1" (4.22m x 8.26m)
having brick fireplace with open fire.

Kitchen/Diner

30' 4" x 9' 10" (9.25m x 3.00m)
having range of units at wall and base level, worktops with one and half bowl sink. Space for double range cooker with gas hob. Space for fridge, freezer and dishwasher.

Utility Room

7' 10" x 7' 4" (2.39m x 2.24m)

having space for washing machine and tumble drier.
Side door access to the property.

Snug

9' 7" x 12' 2" (2.92m x 3.71m)
having brick fireplace with open fire. Sliding door to rear.

Study

9' 10" x 13' 9" (3.00m x 4.19m)
having spiral staircase to first floor.

Cloakroom

having low level WC and wash hand basin.

Conservatory

6' 6" x 16' 8" (1.98m x 5.08m)
having side door to garden.

Bedroom 1

13' 10" x 15' 10" (4.22m x 4.83m)
having fitted shower cubicle with thermo shower,
vanity unit with sink.

Bedroom 2

13' 11" x 10' 9" (4.24m x 3.28m)

Bedroom 3

9' 10" x 11' 6" (3.00m x 3.51m)

Bathroom

having bath with mixer tap and shower attachment
over, low level WC and wash hand basin. Tiled floor,
shaving point and loft access.

Garage And Workshop

20' 2" x 16' (6.15m x 4.88m)
having double doors to front with internal access
from Conservatory.

Outside

the property is accessed via a 5 bar gate with off
road parking for multiple vehicles. The rear garden is
enclosed by fencing with timber garden shed.



view this property online williamhbrown.co.uk/Property/LST107449



welcome to

Choices Folly Marsh Road, Gedney Drove End Spalding

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- BEING SOLD VIA MODERN AUCTION
- FOR SALE BY AUCTION - T& C's APPLY

Tenure: Freehold EPC Rating: F

Council Tax Band: A

guide price

£150,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107449



Property Ref:
LST107449 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk