

London Road,Long Sutton Spalding PE12 9EE

william h brown

welcome to

London Road,Long Sutton Spalding

MODERN METHOD OF AUCTION. Mature house in need of complete renovation, offering excellent potential to create a spacious, modern living space. Situated in an established residential area, the property provides generous accommodation and a fantastic opportunity for buyers seeking a full renovation.













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
24' 1" x 11' 9" (7.34m x 3.58m)

Kitchen
9' 5" x 8' 9" (2.87m x 2.67m)
having range of units at wall and base level, work surfaces with inset sink. Space for oven with extractor over. Pantry and understairs cupboard.

Sun Room
7' 5" x 5' 9" (2.26m x 1.75m)
having door to rear.

Cloakroom
having low level WC and wash hand basin.

Landing
having loft access.

Bedroom 1
13' 2" x 9' 11" (4.01m x 3.02m)
having built-in wardrobe.

Bedroom 2
10' 8" x 9' 11" (3.25m x 3.02m)

Bedroom 3
8' x 6' 11" (2.44m x 2.11m)

Bathroom
having bath with shower over, low level WC and wash hand basin. Heated towel rail. Airing cupboard.

Outside
the property sits back behind a gravel driveway leading to a garage offering ample off road parking. The rear garden is in need of cultivating.

Garage
15' x 7' 9" (4.57m x 2.36m)

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED THREE BEDROOM HOUSE
- GOOD SIZE PLOT

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107836

The Property Ombudsman

Property Ref:
LST107836 - 0002

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

01406 363224

longsutton@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.