



**Rotten Row, Pinchbeck Spalding PE11 3RH**

**welcome to**

**Rotten Row, Pinchbeck Spalding**

Two double bedroom semi-detached property, POPULAR VILLAGE LOCATION & AVAILABLE WITH NO CHAIN. Two reception rooms & rear kitchen extension. Family bathroom & DOWNSTAIRS WC. Low maintenance frontage & FULLY ENCLOSED REAR GARDEN. Property offers great space & potential!!



## 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 Hall

Having stairs to the first floor.

### W/C

5' 11" x 3' 2" ( 1.80m x 0.97m )

Comprising of a W/C. Tiled flooring.

### Lounge

12' 5" x 12' 11" ( 3.78m x 3.94m )

Having a brick fireplace with gas fire.

### Dining Room

8' 2" x 14' 4" ( 2.49m x 4.37m )

Comprising of a built-in airing cupboard housing the

hot water tank. Built-in storage cupboard and under stair cupboard with the wall mounted gas boiler.

Archway leading to the kitchen.

### Kitchen

17' 10" x 11' 3" ( 5.44m x 3.43m )

Having wall and base units. One and a half bowl stainless steel sink. Tiled flooring. Space for a electric oven. Fridge freezer, washing machine and dishwasher. Integrated extractor. Sliding UPVC door to the side.

### Landing

Comprising of loft access.

### Bedroom One

9' 1" x 16' 1" ( 2.77m x 4.90m )

Comprising of a built-in cupboard.

### Bedroom Two

11' 8" x 8' 4" ( 3.56m x 2.54m )

### Bathroom

8' 4" x 7' 3" ( 2.54m x 2.21m )

Having a W/C. Pedestal sink. Shower cubicle with an electric shower.

### Exterior

Front: Having low maintenance front garden laid to gravel and paving. Side gate leading to the rear.

Rear: Enclosed by fencing. Central lawn with shrubs, plants and borders. Patio area.



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## Rotten Row, Pinchbeck Spalding

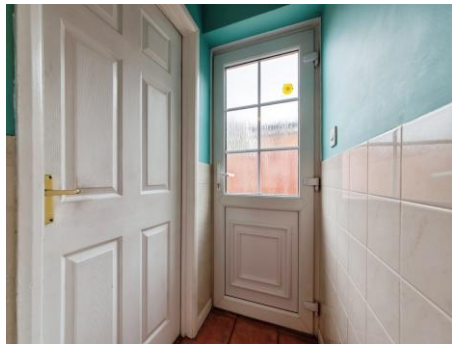
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO DOUBLE BEDROOM SEMI-DETACHED PROPERTY AVAILABLE WITH NO CHAIN
- TWO RECEPTION ROOMS & KITCHEN EXTENSION

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113263 - 0002

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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.



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