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5 Church Walk, Holbeach PE12 7DT

£160,000 Freehold

- Immediate 'Exchange of Contracts' Available
- Being Sold via a 'Secure Sale'
- Spacious 3 Bedroomed Accommodation
- Gas Central Heating
- Garage, Driveway and Gardens

BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. **STARTING BID £160,000.** This property will be legally prepared enabling any interest buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION Part glazed entrance door opening into:

RECEPTION HALL 20' 2" x 5' 11" (6.16m x 1.81m) overall including stairwell. Delft rack, doaks cupboard, ceiling light, radiator, door to:

SITTING ROOM 15' 10" x 12' 0" (4.84m x 3.68m) plus sash bay window overlooking the churchyard. Adams style fire place, secondary glazed window, double radiator, delft rack, twin alcoves with store cupboards and shelving.

FRONT ENTRANCE PORCH 4' 3" x 3' 2" (1.30m x 0.98m) Fuse box and front entrance door (not used).

LIVING ROOM 19' 10" x 11' 0" (6.06m x 3.37m) Sash window overlooking the garden, dado rail, double radiator, fireplace with coal effect gas fire and point, pendant light fitting, large downstairs store cupboard, door opening into:



BREAKFAST KITCHEN 15' 0" x 8' 3" (4.58m x 2.54m) Comprehensive range of fitted units comprising base cupboards and drawers, roll edged worktops, single drainer stainless steel sink unit with mono block mixer tap, Neff 4 burner gas hob with cooker hood above, electric double oven, strip light, roof light with Venetian blind, further base cupboards and drawers, intermediate wall tiling, eye level wall cupboards, double radiator, casement window overlooking the garden, door to:

WALK-IN PANTRY 8' 4" x 3' 5" (2.55m x 1.06m) Fitted shelving, ceiling light, obscure glazed window.

Also from the Kitchen a door to:

LARGE UTILITY/BOOT ROOM 18' 8" x 7' 2" (5.70m x 2.19m) average overall measurement Strip light, radiator, roll edged worktop, fitted cupboards beneath, plumbing and space for washing machine, further appliance space, part glazed external entrance door with similar side panel, personnel door into Garage, door to:

FREEZER ROOM 6' 5" x 5' 9" (1.98m x 1.77m) Appliance space, coat hooks, shelving.

GROUND FLOOR WET ROOM 5' 10" x 7' 1" (1.79m x 2.18m) Shower area with rail and curtain, fully tiled walls, low level WC, pedestal wash hand basin, extractor fan, double radiator, ceiling light.

From the Reception Hall the carpeted return staircase leads via a Half Landing with part coloured leaded light obscure glazed sash window to:

FIRST FLOOR LANDING Double radiator, coved cornice, ceiling light, built-in Airing Cupboard with hot water cylinder, doors arranged off to:

BEDROOM 1 12' 2" x 12' 4" (3.71m x 3.78m) plus 16' 2" x 7' 4" (1.90m x 2.24m), excluding 2 fitted double wardrobes and overhead storage cabinets and return door into Airing Cupboard. Further double wardrobe with overhead storage, double radiator, chimney breast with shelved alcoves, sash window overlooking the churchyard.

BEDROOM 2 10' 10" x 10' 0" (3.31m x 3.05m) including fitted wardrobe with sliding doors, radiator, ceiling light, sash window to the rear elevation.

BEDROOM 3 9' 9" x 7' 7" (2.98m x 2.32m) Sash window overlooking the garden, radiator, ceiling light, wall mounted British Gas gas fired central heating boiler.

BATHROOM 6' 5" x 8' 7" (1.96m x 2.64m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, fully tiled walls, heated towel rail, shaver point with courtesy light, sash window with Venetian blind.

EXTERIOR The property occupies an established plot on the corner of Church Walk and Cross Street with double wrought iron gates from Church Walk opening on to a driveway with parking for 2 cars and adjacent side personnel gate. There is a further vehicular access from Cross Street directly into the:

ATTACHED BRICK GARAGE 22' 8" x 9' 3" (6.93m x 2.82m) Roller style door, power and lighting, concrete floor, mono pitched perspex roof, direct access into:

LOBBY AREA 7' 4" x 2' 10" (2.26m x 0.87m) Personnel door into the Utility/Boot Room.

GARDENS Situated to the south side of the property adjacent to the driveway there is a lawned garden with stocked borders and privet hedge to the side and front boundary.

DIRECTIONS From Spalding proceed in a easterly direction along the A151 to Holbeach continue straight into the town up to the traffic lights at the cross roads and proceed straight on into the High Street. Church Walk is a turning just beyond the Church which runs alongside the churchyard and the property is situated on the left hand side overlooking the churchyard and within easy walking distance of the centre of Holbeach.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, ceilings, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with the physical inspection. The purchaser is advised to verify all measurements and to ensure that they are correct and to their satisfaction. No liability is accepted for any error or omission.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	79 C
39-54	E		
21-38	F		
1-20	G		

AUCTIONEERS ADDITIONAL COMMENTS

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 Auctioneers 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 procedure 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.

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.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11970

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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