



**330 Bridge Road, Sutton Bridge Spalding PE12 9SH**

**welcome to**

**330 Bridge Road, Sutton Bridge Spalding**

Detached five bedroom family home having flexible accommodation and former cafe area including cafe, kitchen, utility room, shower room and cloakroom. The main house has a good size lounge/diner. Bedroom 1 having en-suite and a family bathroom with both a bath and separate shower



## 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.

### Lounge/Diner

13' 6" x 12' 6" ( 4.11m x 3.81m )  
having attractive fireplace with inset gas fire.  
(untested).

### Kitchen

16' 3" x 7' 9" ( 4.95m x 2.36m )  
having range of units at wall and base level,  
worktops with inset sink, integrated oven. Space for  
dishwasher and tumble drier. Door to garden.

### Bedroom 1

15' x 13' 1" ( 4.57m x 3.99m )

### En-Suite

having shower cubicle, low level WC and wash hand basin.

### Bedroom 2

14' 2" x 12' 8" ( 4.32m x 3.86m )

### Bedroom 3

14' 5" x 9' 8" ( 4.39m x 2.95m )

### Bedroom 4

13' 9" x 8' 7" ( 4.19m x 2.62m )

### Bedroom 5

8' 6" x 13' 10" ( 2.59m x 4.22m )

### Bathroom

having corner bath, shower cubicle, low level WC and wash hand basin.

### Former Cafe

#### Cafe Area

29' x 13' 1" ( 8.84m x 3.99m )  
having serving desk and door.

### Kitchen

13' x 12' 11" ( 3.96m x 3.94m )  
having units at base level and two stainless steel  
commercial sinks.

### Shower Room

having shower cubicle and wash hand basin.

### Cloakroom

having low level WC and wash hand basin.

### Outside

the property has a gravel driveway offering off road parking. The rear enclosed garden is laid to lawn.

### Garage

23' 4" x 9' 5" ( 7.11m x 2.87m )  
having up and over door.

### Agents Note

"We are advised that the Solar Panels at this property are Leased with approxamitly 8 years left, prospective buyers must satisfy themselves regarding this, further details upon request"



**view this property online** [williamhbrown.co.uk/Property/LST107460](http://williamhbrown.co.uk/Property/LST107460)



welcome to

## 330 Bridge Road, Sutton Bridge Spalding

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED FIVE BEDROOM HOUSE WITH FORMER CAFE AREA BEING SOLD WITH NO CHAIN
- FLEXIBLE ACCOMMODATION COMPRISING OF LOUNGE/DINER & FORMER CAFE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£225,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LST107460](http://williamhbrown.co.uk/Property/LST107460)



Property Ref:  
LST107460 - 0003

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](mailto:longsutton@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**