



**Douglas Avenue, Ingoldmells Skegness PE25 1PF**

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## **Douglas Avenue, Ingoldmells Skegness**

A two bedroom detached bungalow on Douglas Avenue, Ingoldmells. The property offers excellent potential for modernisation and improvement, benefiting from front and rear gardens, driveway and garage. Located close to local amenities and bus stop.

### **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**

entrance door leads into the hallway with doors leading into the following rooms:

### **Lounge**

22' 1" x 11' 11" ( 6.73m x 3.63m )

Has french doors to the rear, window to the side and storage heater

### **Kitchen**

11' 2" x 10' 10" ( 3.40m x 3.30m )

Comprising of wall, base and drawer units with worktop space over, space for appliances and window to the rear elevation

### **Bedroom 1**

11' 1" x 10' 10" ( 3.38m x 3.30m )

Has a window and storage heater

### **Bedroom 2**

13' 3" x 11' 11" ( 4.04m x 3.63m )

Has a window and storage heater

### **Shower Room**

Has a shower, WC, sink and an opaque window.

### **External**

Externally the property offers a driveway as well as garden to the front and rear. There is also a garage offering up and over door and side door.





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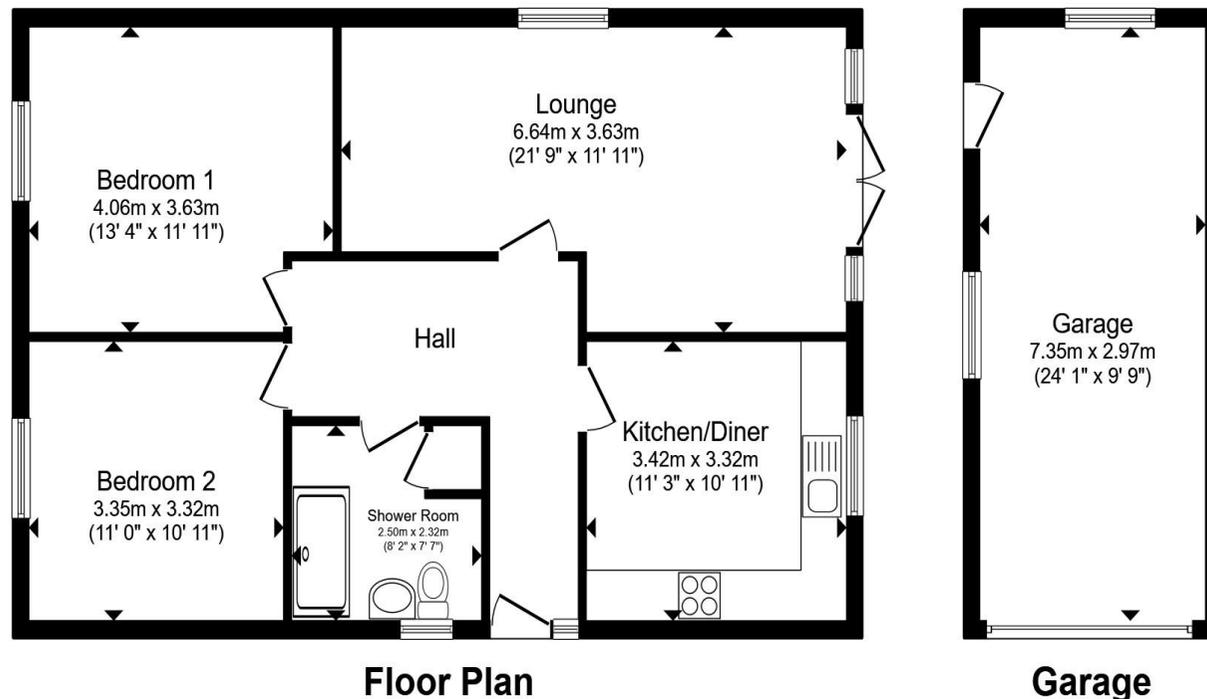
## Douglas Avenue, Ingoldmells Skegness

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom detached bungalow
- In need of updating and modernisation

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

guide price

**£110,000**



Total floor area 96.6 m<sup>2</sup> (1,040 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
SKG109586 - 0009

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