



Fourth Avenue, Grantham NG31 9TS

welcome to

Fourth Avenue, Grantham

CALL US NOW TO VIEW this Detached bungalow on a corner plot with attractive gardens and driveway. Offering a lounge, kitchen, conservatory, two bedrooms, and bathroom, the property would benefit from some updating. Viewing is Highly Recommended.



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

Entrance porch with a glazed door, two windows, wood panelling to the walls, wood effect flooring and housing the boiler.

Entrance Hall

Entrance hall with a glazed door leading to the lounge, storage cupboard and doors to the bedrooms and the shower room.

Lounge

21' 1" x 16' 7" (6.43m x 5.05m)

With a bay window to the front aspect, and window to the side aspect, carpet, fireplace with wood surround, hearth and inset fire, carpet, partial wood panelling to the walls, two radiators and door leading into the porch and kitchen.

Hallway

With an entrance door to the side aspect, carpet, radiator, storage cupboard housing the hot water tank.

Kitchen

8' x 7' 1" (2.44m x 2.16m)

With a window to the side aspect and having a range of wooden units to both the floor and eye level with light worktops over, stainless steel sink, drainer, mixer tap and tiling to the walls. Space for a cooker, fridge freezer and washing machine. Wood effect flooring.

Bedroom One

8' 8" x 11' 6" (2.64m x 3.51m)

With a window to the front aspect, built-in wardrobes, wood panelling to walls, carpet and radiator.

Bedroom Two

8' 6" x 7' 4" (2.59m x 2.24m)

With a window to the rear aspect, wood panelling to the walls, carpet, radiator and patio doors leading into the conservatory.

Conservatory

Conservatory off the second bedroom with patio doors, vinyl flooring, wood panelling to the walls, wash hand basin, radiator, cupboard housing a toilet and door leading out into the garden.

Shower Room

7' 2" x 5' 4" (2.18m x 1.63m)

With two windows to the side aspect and comprising of a corner shower cubicle, vanity sink unit, low level WC, tiling to the walls and floor and heated towel rail.

General Description Outside

Set on a lovely corner plot with new fencing surrounding, the front garden features gravel, shrubs, plants, gate with pathway to the front porch. Gated driveway leading to the rear with a carport, ramp to the side door, the rear is complete lawn again with new fencing.

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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Fourth Avenue, Grantham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow
- In Need of Some Modernisation

Tenure: Freehold EPC Rating: D

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:
GST113271 - 0006

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



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk