



3  2  1 

57 Acacia Avenue, Spalding PE11 2LJ

Guide price £100,000

BELVOIR!



Key Features

- > Being Sold via Secure Sale online bidding. Terms and Conditions apply, Starting bid £100,000
- > TERRACED PROPERTY
- > THREE BEDROOMS
- > LOUNGE AND DINING AREA
- > GENEROUS REAR GARDEN
- > MODERISATION REQUIRED
 - > Tenure: Freehold
 - > EPC rating E

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000

Immediate 'exchange of contracts' available

This property will be legally prepared enabling any interested 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.

Belvoir incorporating Munton and Russell offer for sale this three-bedroom mid terraced property, situated in a convenient location, the accommodation comprises of kitchen, dining area, lounge, three bedrooms and bathroom. To the rear, WC, coal store and rear garden.



ENTRANCE

UPVC door, stairs to first floor, window to the front, wall mounted boiler.

KITCHEN

11'9" x 10'2" (3.6m x 3.1m)

Window to the rear, access to rear lobby, with WC, and coal store, door to side, leading to lean to.

DINING AREA

10'2" x 8'3" (3.1m x 2.5m)

Window to the rear, radiator.

LOUNGE

14'1" x 13'4" (4.3m x 4.1m)

Window to the front elevation, radiator,

LANDING

Store Cupboard.

BEDROOM 1

13'3" x 10'11" (4m x 3.3m)

Window to the front elevation, radiator.

BEDROOM 2 PART 1

9'1" x 4'11" (2.8m x 1.5m)

Window to the rear elevation,

BEDROOM 2 PART 2

10'2" x 8'7" (3.1m x 2.6m)

Window to the rear elevation, radiator.

This bedroom has been divided with a temporary partition.

BEDROOM 3

9'4" x 7'10" (2.8m x 2.4m)

Window to the front elevation, radiator.

BATHROOM

Window to the rear elevation, radiator.

EXTERNALLY

FRONT: Dropped kerb leading to front, shared gated access to side.

REAR: Mature garden area.

AGENTS NOTE

The property will be subject to a Flying Freehold over the shared passage.





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

Auctioneers Additional Comments

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.

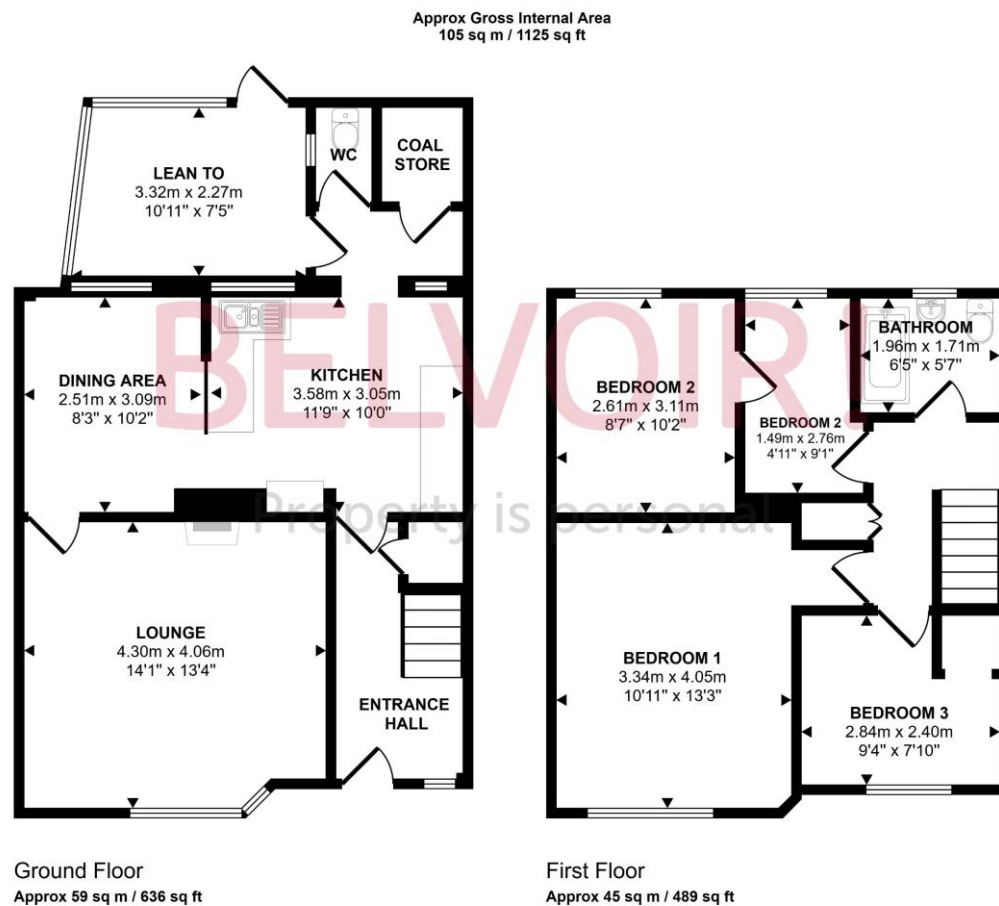
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Contact us today to arrange a viewing...

www.belvoir.co.uk/spalding-estate-agents/

BELVOIR!

01775 722475