



**The New House Whale Drove, Whaplode Drove Spalding PE12
0UB**

welcome to

The New House Whale Drove, Whaplode Drove Spalding

GUIDE PRICE £175,000

WHERE TO BID: Please ensure you are registered to bid on the Barnard Marcus Auctions website.

LEGAL PACK: Download from Barnard Marcus Auctions



Lounge

16' 3" x 12' 2" (4.95m x 3.71m)

Comprising of a log burner, carpeted flooring, radiator below the window. Stairs leading to the first floor.

Conservatory

15' 9" x 9' 7" (4.80m x 2.92m)

With french doors leading to the rear garden, tiled flooring and radiators.

Kitchen

16' 3" x 8' 8" (4.95m x 2.64m)

Having a range of wall & base units, tiled flooring, built in oven, space for a washing machine. electric counter hob. One and a half stainless steel sink.

Bedroom One

13' 9" x 8' 4" (4.19m x 2.54m)

Bedroom Two

9' 7" x 7' 9" (2.92m x 2.36m)

Study

14' 9" x 7' (4.50m x 2.13m)

having a window to front and window to rear

Bathroom

Comprising three piece suite of WC, Panel bath, shower oven bath, heated towel rack. Wash hand basin.

Garage/ Outbuilding

30' 2" x 18' 11" (9.19m x 5.77m)

Guide & Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and

maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Note

The auctioneers offer four ways to bid including Internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,500 (including vat) payable on the fall of the hammer.

Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Special Conditions

The property is sold with vacant possession. No fittings and contents list will be provided. The seller will remove what items from the property on or before completion as the seller sees fit and the buyer will buy the property with the remaining items in place. The property is at the risk of the buyer from the date of exchange of contracts and from the point of exchange, the seller is not under any obligation to insure the property. The buyer has been provided with the following searches and shall not raise any requisition on them: Local Authority Search, Drainage Search and Environmental Search. On completion,

the buyer shall transfer to the seller via the seller's conveyancer the sum of £265.31 including VAT being the cost of the searches. On completion, the buyer shall transfer to the seller via the seller's conveyancer the sum of £2000.00 including VAT the cost of the auction fees. The seller undertakes that the seller has conducted all anti money laundering checks with their conveyancer to the conveyancer's satisfaction prior to transmitting funds to any other party. The buyer buys the property with the knowledge of the title plans and the boundaries as provided and as they are on the ground. No requisition shall be raised on these points.



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welcome to

The New House Whale Drove, Whaplode Drove Spalding

- TWO BEDROOM DETACHED HOUSE
- LARGE GARDEN SURROUNDING
- DETACHED GARAGE
- NO CHAIN
-

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113182 - 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.

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