



**Choices Folly Marsh Road, Gedney Drove End Spalding PE12 9PJ**

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**Choices Folly Marsh Road, Gedney Drove End Spalding**

BEING SOLD BY MODERN METHOD OF AUCTION. Three double bedroom detached property, NEEDING MODERNISATION. Quiet & Rural location, GOOD SIZED PLOT. Three reception rooms & REAR CONSERVATORY. Family bathroom & WC. Ample off road parking, INTEGRAL DOUBLE GARAGE/WORKSHOP. Enclosed garden to side & rear.



## 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 Lounge/Diner

13' 10" x 27' 1" ( 4.22m x 8.26m )  
having brick fireplace with open fire.

### Kitchen/Diner

30' 4" x 9' 10" ( 9.25m x 3.00m )  
having range of units at wall and base level, worktops with one and half bowl sink. Space for double range cooker with gas hob. Space for fridge, freezer and dishwasher.

### Utility Room

7' 10" x 7' 4" ( 2.39m x 2.24m )

having space for washing machine and tumble drier.  
Side door access to the property.

### Snug

9' 7" x 12' 2" ( 2.92m x 3.71m )  
having brick fireplace with open fire. Sliding door to rear.

### Study

9' 10" x 13' 9" ( 3.00m x 4.19m )  
having spiral staircase to first floor.

### Cloakroom

having low level WC and wash hand basin.

### Conservatory

6' 6" x 16' 8" ( 1.98m x 5.08m )  
having side door to garden.

### Bedroom 1

13' 10" x 15' 10" ( 4.22m x 4.83m )  
having fitted shower cubicle with thermo shower, vanity unit with sink.

### Bedroom 2

13' 11" x 10' 9" ( 4.24m x 3.28m )

### Bedroom 3

9' 10" x 11' 6" ( 3.00m x 3.51m )

### Bathroom

having bath with mixer tap and shower attachment over, low level WC and wash hand basin. Tiled floor, shaving point and loft access.

### Garage And Workshop

20' 2" x 16' ( 6.15m x 4.88m )  
having double doors to front with internal access from Conservatory.

### Outside

the property is accessed via a 5 bar gate with off road parking for multiple vehicles. The rear garden is enclosed by fencing with timber garden shed.



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## Choices Folly Marsh Road, Gedney Drove End Spalding

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- BEING SOLD VIA MODERN AUCTION
- FOR SALE BY AUCTION - T& C's APPLY

Tenure: Freehold EPC Rating: F

Council Tax Band: A

guide price

**£160,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LST107449 - 0002

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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