



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000.

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.

This three bedroom terrace property is situated on a no-through road, centrally located within walking distance of the town amenities, schools and Boston train station. The ground floor accommodation includes both a lounge and dining room, together with the kitchen, rear porch/utility and bathroom, with three bedrooms occupying the first floor. The outside benefits from a rear garden with an initial paved patio area, extending to a garden laid to lawn.

Auctioneers 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 procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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. [Auctioneer notes continue on page 5.]

- Three Bedroom Terrace Property
- Located Close To Schools, Amenities & Train Station
- Lounge and Separate Dining Room
- Updated Kitchen & Bathroom
- Rear Garden, Gas Fired Central Heating
- Being Sold via Secure Sale Online Bidding.
- Terms & Conditions Apply.
- Tenure: Freehold.
- EPC Rating - 64 "D"
- Council Tax Band 'A'





Entrance - Via part-glazed wooden doors which lead into the **Porch** – The porch has a uPVC obscured door leading into the lounge.

Lounge 12'2" x 11'5" (3.72m x 3.47m) - With uPVC bay window to the front, radiator and doorway through to the dining room.

Dining Room 12'2" x 12'0" (3.72m x 3.67m) – Part-glazed French doors to the rear patio and garden, radiator and door to the kitchen.

Kitchen 12'6" x 6'9" (3.82m x 2.06m) – The kitchen has a window overlooking the side and comprises a range of contemporary drawer and cupboard units at both base and eye level, with work-surfaces, having an Inset stainless steel style sink/drainer, together with spaces for fridge and washing machine. Tiling as appropriate, wall-mounted gas-fired central heating boiler and door through to the rear lobby/utility.

Rear Lobby/ Utility 7'4" x 3'10" (2.23m x 1.17m) – Having obscure-glazed door to the side, tiled floor and door to the:

Bathroom – Comprises an updated white suite of pedestal hand-basin with mixer tap, 'P' Shape bath with Triton shower and shower screen and a low-profile WC. Heated towel rail, tiling to the walls and extractor fan.

First Floor Landing – Loft access and doors arranged off to:

Bedroom One 12'2" x 11'5" (3.71m x 3.49m) - Bedroom one is a generous double bedroom with uPVC window to the front aspect and a radiator.

Bedroom Two 11'11" x 7'5" (3.64m x 2.27m) - Having window to the rear aspect overlooking the garden and a radiator.

Bedroom Three 12'1" x 6'7" (3.68m x 2.01m) – Bedroom three also has a uPVC window overlooking the rear garden and a radiator.

Outside - The rear of the property has been bordered by panel fencing and combines a patio seating area with a garden which has been principally laid to lawn.

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 of up to 6% inc VAT (subject to a minimum of £6,000 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.

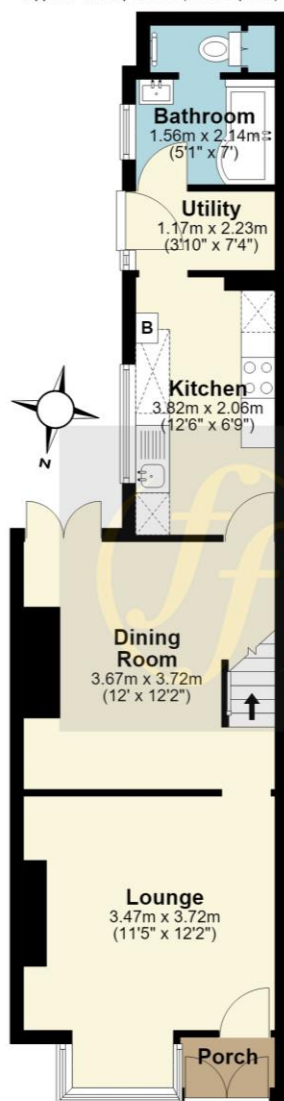
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





Ground Floor

Approx. 45.4 sq. metres (488.7 sq. feet)



First Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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