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23 Six House Bank, West Pinchbeck PE11 3QQ

BELVOIR!

Guide price £100,000



Key Features

- > Being Sold via Secure Sale online bidding. Terms and Conditions apply, Starting bid £100,000
- > TWO BEDROOMS
- > TWO RECEPTION ROOMS
- > GENEROUS PLOT
- > PARKING AND GARAGE
- > UPDATING REQUIRED
- > Tenure: Freehold
- > EPC rating F

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 are pleased to offer this two bedroom semi detached property, situated in the popular village of West Pinchbeck. The property does require updating but offers great potential. The accommodation in brief comprises of lounge, dining room, kitchen conservatory. To the first floor two bedrooms and bathroom. Externally, off road parking, garage, rear garden.



ENTRANCE PORCH

UPVC double glazed door, UPVC double glazed windows to side elevations, part glazed door to:

ENTRANCE HALL

Stairs to first floor landing.

LOUNGE

13'0" x 12'3" (4m x 3.7m)

UPVC double glazed window to the front elevation, feature fireplace with brick surround.

DINING ROOM

17'11" x 8'8" (5.5m x 2.6m)

UPVC double glazed window to the rear elevation twin doors to conservatory, storage heater

CONSERVATORY

10'3" x 8'10" (3.1m x 2.7m)

UPVC double glazed on a low brick base, UPVC double glazed door to the side elevation.

KITCHEN

11'9" x 7'6" (3.6m x 2.3m)

UPVC double glazed window and door to the rear elevation, base and wall units, sink unit, built in oven hob and hood.

INNER HALWAY

Under stairs storage cupboard, door to:

LANDING

UPVC double glazed window to the side elevation, access to loft space.

BEDROOM 1

14'2" x 9'2" (4.3m x 2.8m)

UPVC double glazed window to the front elevation.



BEDROOM 2

11'11" x 8'11" (3.6m x 2.7m)

UPVC double glazed window to the rear elevation.

BATHROOM

UPVC double glazed window to the rear elevation, three piece suite comprising of WC, wash hand basin, bath, airing cupboard housing hot water tank.

EXTERNALLY

FRONT: Garden area, driveway leading to garage.

REAR: Patio leading to garden area, small brick store.

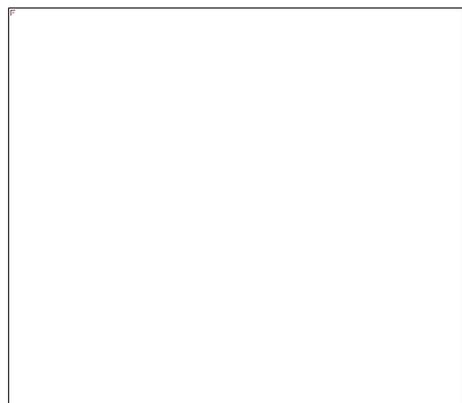
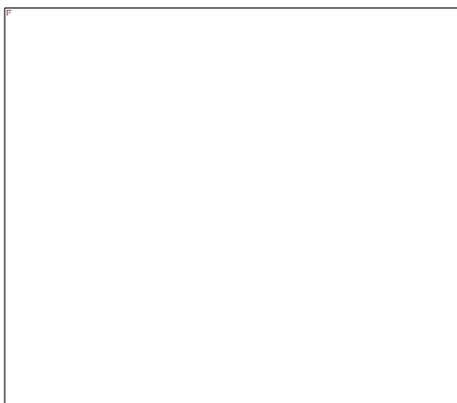
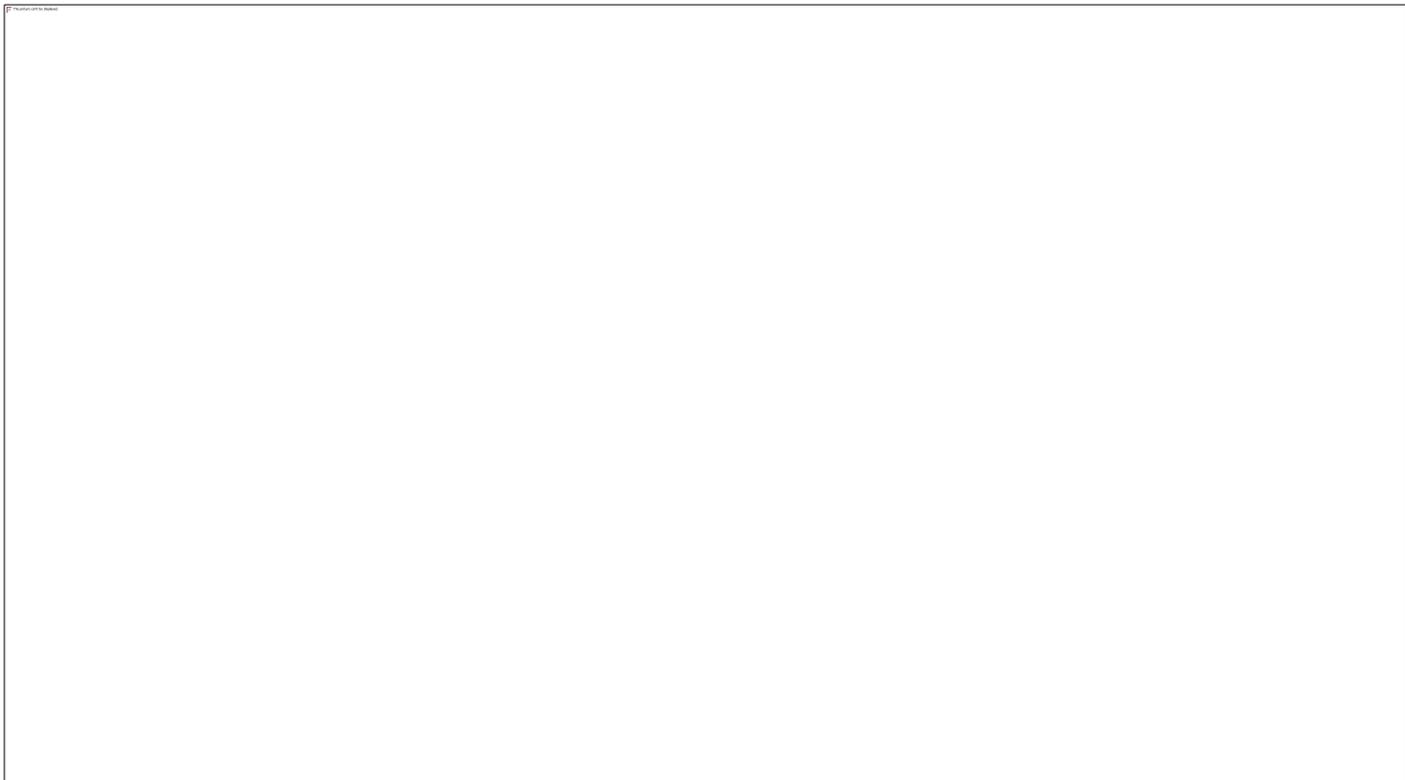
GARAGE

13'5" x 11'9" (4.1m x 3.6m)

Up and over door, internal door to property. (maximum measurements)

AGENTS NOTE

The vendor informs us that the property has a private drainage system via SHDC the cost as of 18/7/2025 is £399.90 annually.



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.

Auctioneers Additional Comments

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.

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.

Auctioneers Additional Comments

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.

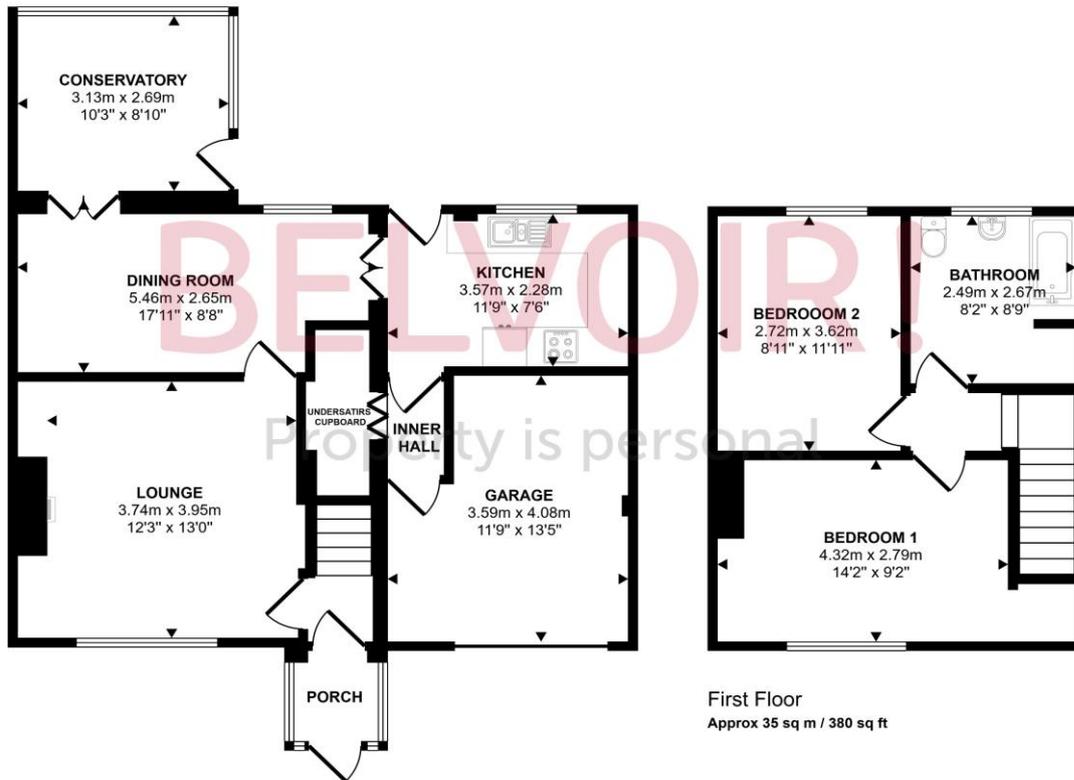
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. 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 of up to 6% inc VAT (subject to a minimum of £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.

Approx Gross Internal Area
106 sq m / 1144 sq ft



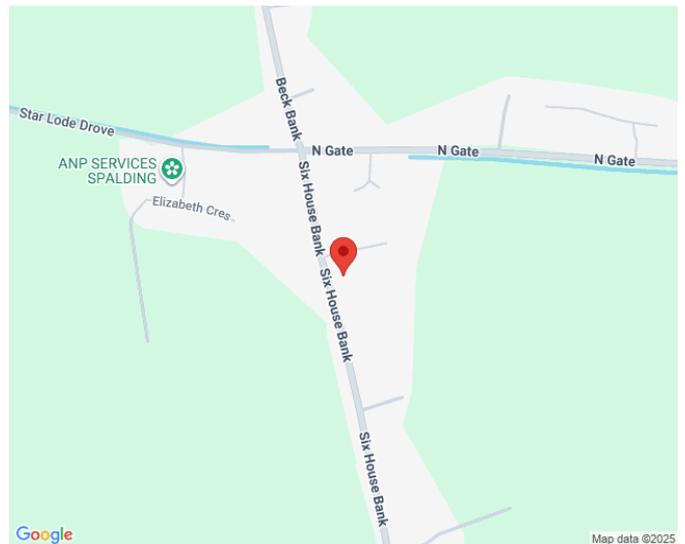
Ground Floor
Approx 71 sq m / 764 sq ft

First Floor
Approx 35 sq m / 380 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snapp 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	
		71
	38	

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Contact us today to arrange a viewing...

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