



Grantham Road, Waddington, Lincoln

Auction Guide £135,000

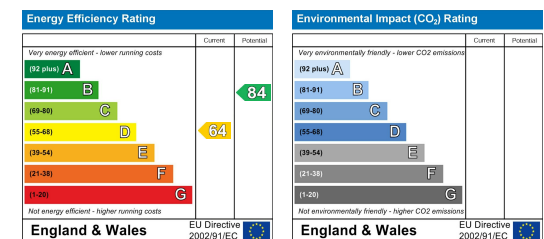


Grantham Road, Waddington,
Lincoln

Bungalow - Semi Detached
2 Bedrooms, 1 Bathroom

Auction Guide £135,000

- For Sale by Modern Auction
T&Cs apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Desirable Village Location
- Occupying a Generous Plot
- No Onward Chain
- Tenure - Freehold
- Council Tax Band - B
- EPC Rating - D



Extended two bedroom semi-detached home situated on Grantham Road, within the village of Waddington. Occupying a generous plot with the potential to further extend (STPP). This property would benefit from a full scheme of renovation. Offered for sale through the Modern Method of Auction which is operated by iamsold Limited. Sold with no onward chain. Comprising internally of an entrance hall, bay fronted living room, two bedrooms, shower room, kitchen and store room. Externally offering front and rear gardens with driveway parking. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

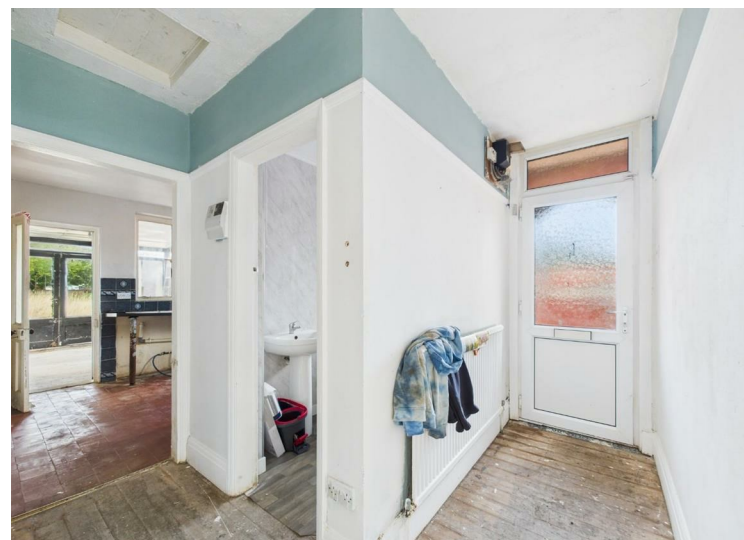
The agent hasn't been notified of any issues with potential impact on the property. We recommend buyers to seek legal advice and to carry out their own due diligence on this

matter.

Waddington is situated to the south of Lincoln on the A607 Grantham Road. The village is well served with a regular bus route in and out of the Cathedral city of Lincoln plus plentiful amenities including doctors surgery, public houses, library, post office, shops and two primary schools.

EPC Rating - D
Council Tax Band - B
Tenure - Freehold

Auctioneer Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day



Reservation Period.

Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Entrance Hall

PVC side door, radiate, pendant fitting, loft hatch access, EPH digital boiler controls and the fuse box.

Living Room

11'9" x 10'11" (max measurements).

PVC bay window and further side PVC window, radiator, gas fire connection and a pendant fitting.

Bedroom

11'2" x 10'6"

PVC front window, pendant fitting and a radiator.

Shower Room

7'7" x 4'5"

Low level WC, pedestal wash basin and a double cubicle with thermostatic rainfall shower head and separate handheld body sprayer. PVC side window, vinyl flooring, light and extractor.

Bedroom

15'0" x 10'5" (max measurements).

PVC rear window, pendant fittings and a radiator.

Kitchen

11'2" x 9'1"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven with gas hob and extractor over, under-counter fridge and the wall mounted gas central heating boiler. Space and plumbing for a washing machine, light fitting, radiator and two PVC side windows.

Store Room

11'10" x 10'4"

Light and power, partially glazed with doors out to the garden.

Outside

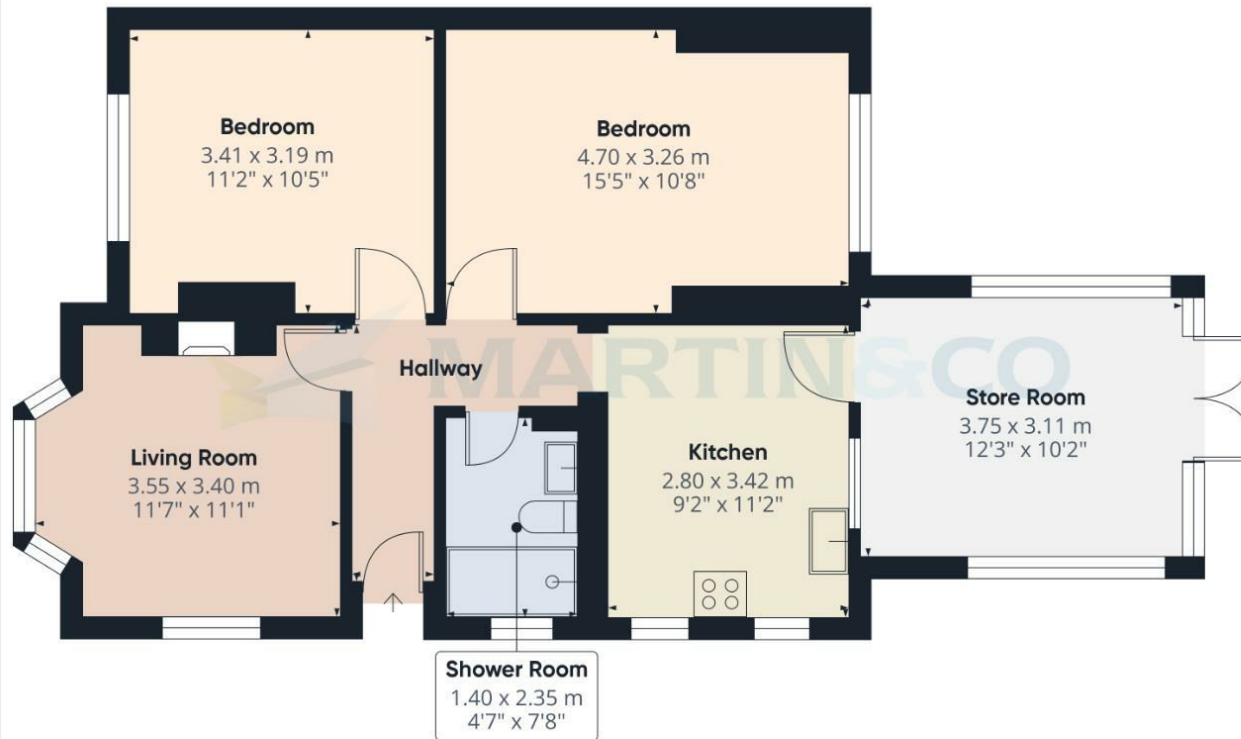
To the front is a small garden being mostly laid to lawn with a long tarmac driveway suitable for multiple vehicles to park off road. The generous rear garden faces to the West and appears to be mostly laid to lawn. There is a dilapidated garage also within the plot.

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

Measurements shown in these particulars are approximate and as room guides only. They must satisfy themselves in this





Approximate total area⁽¹⁾
65.4 m²
703 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.