

NEWTON FALLOWELL

2 Blacksmiths Cottages High Street, Hogsthorpe - PE24 5PP

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid **£60,000**

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Hogsthorpe, Skegness

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No onward chain. A one bedroom cottage in the centre of Hogsthorpe convenient for local amenities and just a short drive from the popular coastal resorts of Chapel St Leonards and Skegness. The accommodation comprises Entrance Hall, Lounge with log burner and a modern Kitchen and Bathroom. The property benefits from an enclosed rear garden, pvc double glazing and lpg gas central heating.

Council Tax band: A

Tenure: Freehold

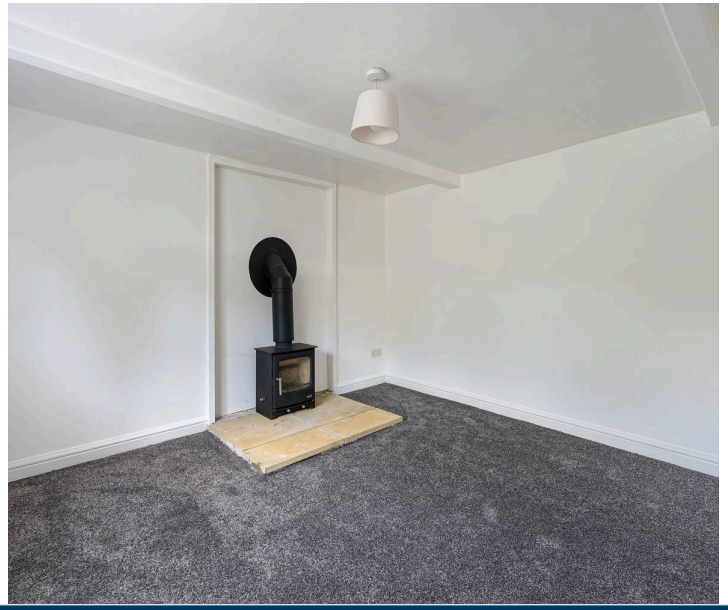
EPC Energy Efficiency Rating: E

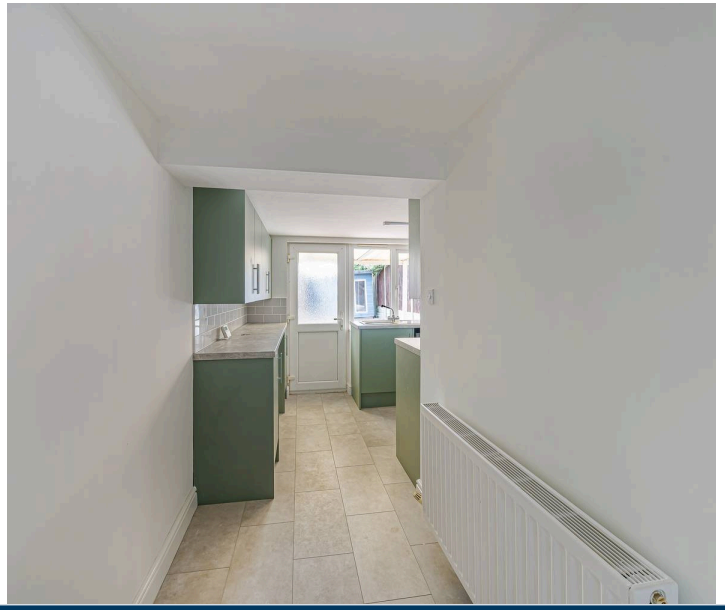
EPC Environmental Impact Rating:



NEWTON FALLOWELL







ACCOMMODATION
Entrance is on the side elevation via shared path leading to No. 2.

ENTRANCE HALL
With pvc entrance door, stairs to first floor.

LIVING ROOM
11' 6" x 11' 7" (3.51m x 3.53m)
With pvc window to the side elevation, radiator, log burning stove.

KITCHEN
11' 8" x 8' 2" (3.55m x 2.48m)
to the main area. Re-fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, built in electric oven with ceramic hob and extractor hood above, space and plumbing for washing machine, further appliance spaces, tiled floor and Lobby with radiator leading through living room, pvc window and pvc door to the rear garden.

FIRST FLOOR LANDING
With pvc window to the side elevation.

BEDROOM
11' 9" x 11' 8" (3.58m x 3.56m)
With pvc windows to two elevations, radiator.

BATHROOM
9' 7" x 7' 7" (2.91m x 2.32m)
Fitted with a panelled bath with direct shower over, W.C, pedestal hand basin, chrome ladder towel radiator, tiled walls and floor, built in airing cupboard housing the hot water cylinder, opaque pvc window to the side elevation.

OUTSIDE
To the rear of the property is an enclosed garden which is mainly gravelled with a decked seating area with canopy over, paved paths and a timber shed.

TENURE
Freehold.

SERVICES
The property has mains electricity, water and drainage connected. Heating is via an LPG gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING
By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX
Charging Authority – East Lindsey District Council Band A - 2026/27 - £1,484.93

AGENTS NOTES
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.







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.

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.

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.**

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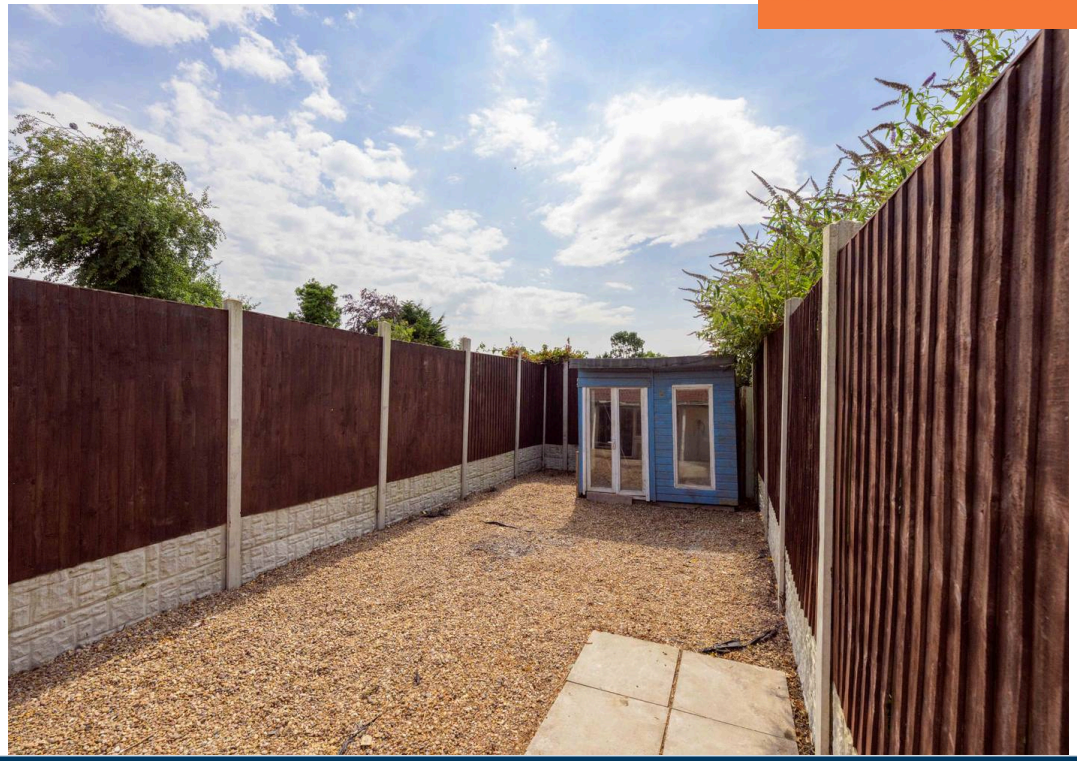
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £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.





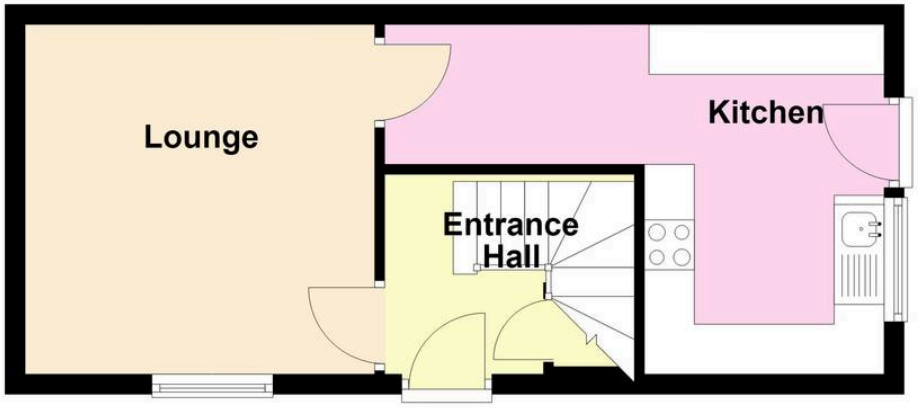
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Ground Floor

Approx. 30.1 sq. metres (324.0 sq. feet)



First Floor

Approx. 20.7 sq. metres (222.9 sq. feet)



Total area: approx. 50.8 sq. metres (546.9 sq. feet)

Newton Fallowell Estate Agents

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