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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



'St Keverne', 234 Park Road, Spalding PE11 1QZ

£140,000 Freehold Being Sold Via a Secure Sale

- Immediate 'exchange of contracts' available
- Semi-Detached House
- Elegant, Spacious 1920's Built House
- 2 Reception Rooms, 3 Bedrooms
- Ample Parking, Generous Sized Gardens
- Double Glazed Windows, Roof

BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. **STARTING BID £140,000.** This property will be legally prepared enabling any interest 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.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Brick arch to recessed porch area and obscure glazed UPVC front entrance door with similar side panels to:

RECEPTION HALL

7' 10" x 5' 8" (2.41m x 1.75m) Radiator, coat hooks, ceiling light, staircase off, obscure glazed panelled door to:

SITTING ROOM

12' 3" maximum x 11' 10" (3.75m maximum x 3.63m) UPVC bay window to the front elevation (included within the overall measurement), 4 bar gas fire with decorative surround, coved and textured ceiling, ceiling light, radiator.

DINING ROOM

10' 11" x 14' 10" (3.35m x 4.54m) maximum measured into alcoves. 4 bar gas fire and decorative surround, radiator, coved cornice, ceiling light, UPVC patio doors to the rear elevation. Obscure glazed panelled door to:

BREAKFAST KITCHEN

15' 6" x 7' 11" (4.74m x 2.42m) Range of base cupboards and drawers, roll edged worktops, eye level wall cupboards, half tiled walls, plumbing and space for washing machine, further appliance space, gas wall heater, UPVC windows to both side elevations, half obscure glazed UPVC external entrance door, 2 fluorescent strip lights, obscure glazed door to:



WALK-IN PANTRY

Shelving, gas meter, obscure glazed UPVC side window.

From the Reception Hall the carpeted staircase rises to:

GALLERIED FIRST FLOOR LANDING

Coved cornice, ceiling light, small timber framed single glazed window to the side elevation, built-in Airing Cupboard housing the hot water cylinder and Glow Worm gas fired central heating boiler, doors arranged off to:

BEDROOM 1

10' 0" x 12' 4" (3.05m x 3.77m) 2 UPVC windows to the front elevation, radiator, coved cornice, ceiling light.

BEDROOM 2

11' 0" x 12' 0" (3.36m x 3.68m) Coved cornice, ceiling light, radiator, UPVC window to the rear elevation.

BEDROOM 3

9' 2" x 8' 0" (2.80m x 2.44m) Radiator, ceiling light, UPVC window to the rear elevation.

BATHROOM

5' 7" x 6' 5" (1.71m x 1.96m) Three piece suite comprising panelled bath with Mira shower over, pedestal wash hand basin, low level WC, fully tiled walls, radiator, obscure glazed UPVC window.

EXTERIOR

Small lawned front garden with borders, low retaining capped brick wall to the front boundary, twin gates opening on to the long concrete paved driveway extending down the side of the property and providing back to back parking for up to 4 cars in turn giving access to:

GARAGE/STORE

Weatherboard and panelled construction with up and over door, personnel door, concrete floor.

Attached to the rear of the house is a brick store with UPVC door and separate WC with low level suite.

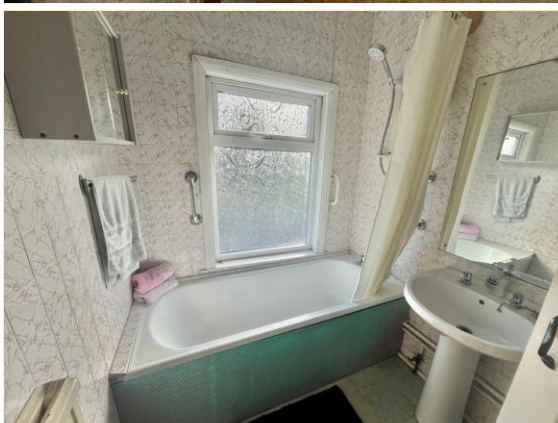
REAR GARDENS

Of generous dimensions mainly laid to lawn with borders, garden shed and greenhouse, paved patio, outside tap, fencing to the side and rear boundary, hedgerow to the other side boundary.

DIRECTIONS/AMENITIES

From the town centre proceed in a westerly direction along Winsover Road crossing the level crossing turning first right into Park Road. Continue three quarters of the way down Park Road and the property is situated on the left hand side indicated by the Agents For Sale sign.

Local schools, shops and the town centre all within easy walking distance. Spalding has a full range of shopping banking, leisure, commercial, educational and medical facilities along with bus and railway stations.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	75 C
39-54	E		
21-38	F		
1-20	G		

Energy rating has been made to assess the quality of the building envelope. Responsibility of doors, windows, walls and any other parts are agreed and the responsibility is taken by the energy assessor on the agreement. This data is for reference purposes only and should be used as a guide only. The assessor, Energy Assessor, does not guarantee the accuracy of the data and the quality of the work. All rights reserved. © 2012.

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 procedures 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.**

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 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.

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND B

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11903

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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