



Bierley West End

Hogsthorpe, Skegness

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £145,000. No Chain. A three bedroom detached bungalow in need of modernisation situated in a village location just a short drive to lovely sandy beaches and the nearby popular seaside towns of Chapel St Leonards and Skegness. The accommodation comprises Entrance Hall, Lounge, Kitchen, 3 Bedrooms and Bathroom with separate W.C. There are lawned gardens to the front and rear, a driveway providing ample parking and a Garage. EPC rating E.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





ACCOMMODATION

Accommodation is on the front elevation via a pvc door to the:-

ENTRANCE HALL

With radiator, access to roof space with pull down ladder, built in cupboard housing the hot water cylinder.

LOUNGE

With pvc windows to the side and rear elevations, open fireplace.

BEDROOM 1

12' 0" x 12' 0" (3.67m x 3.65m)

With pvc window to the front elevation, radiator.

BEDROOM 2

12' 0" x 9' 11" (3.65m x 3.02m)

With pvc window to the side elevation.

BEDROOM 3

12' 5" x 8' 0" (3.78m x 2.43m)

With pvc window to the rear elevation, radiator.

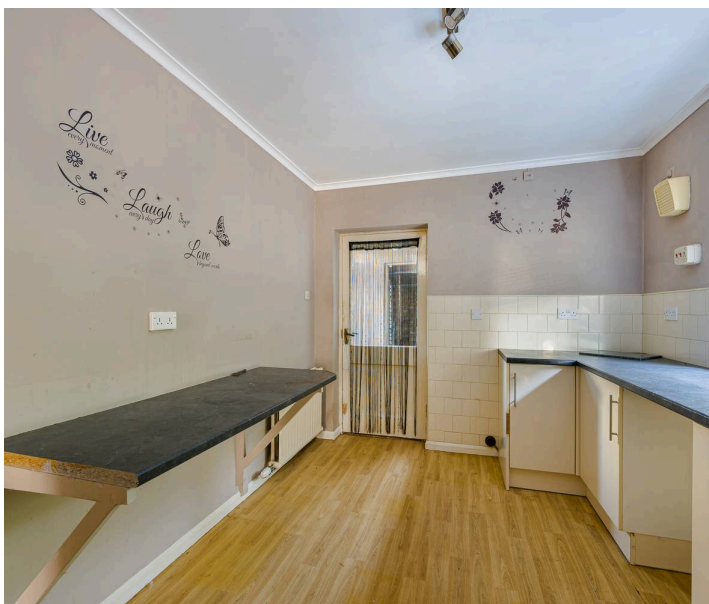
W.C

With W.C and opaque pvc window to the side elevation.

BATHROOM

6' 11" x 4' 11" (2.11m x 1.50m)

With bath, hand basin, radiator, high level opaque pvc window to the rear elevation.



KITCHEN

12' 5" x 9' 0" (3.79m x 2.75m)

With base units, worksurfaces with tiled splashbacks, stainless steel sink unit, plumbing for washing machine, floor standing oil fired gas central heating boiler, built in cupboard, radiator, pvc window to the rear elevation, door to:-

REAR LOBBY

With pvc door to the front drive, door to:-

GARAGE

15' 0" x 10' 1" (4.57m x 3.08m)

With up and over vehicle door, wooden window and door to the rear elevation.

OUTSIDE

To the front is a low brick wall and lawned garden. Wrought iron gates opening onto a concrete driveway leading to the garage. The rear garden is also lawned with paved paths and oil tank.

TENURE

Freehold.

SERVICES

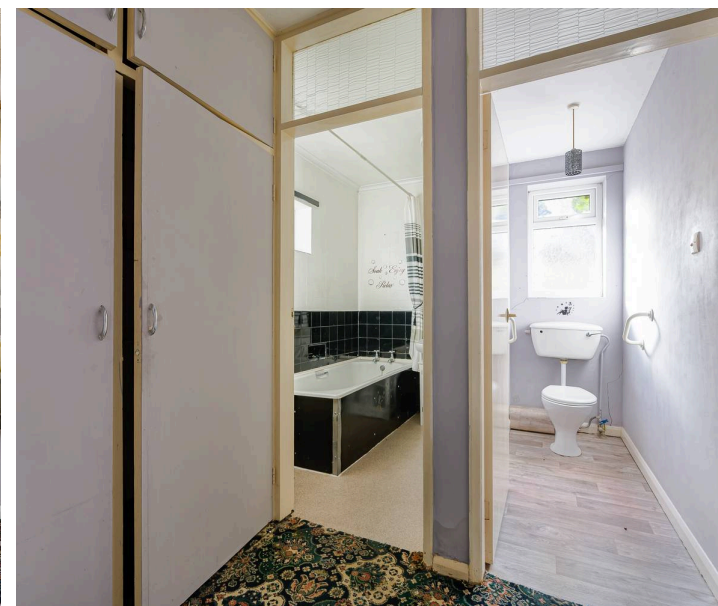
The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

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

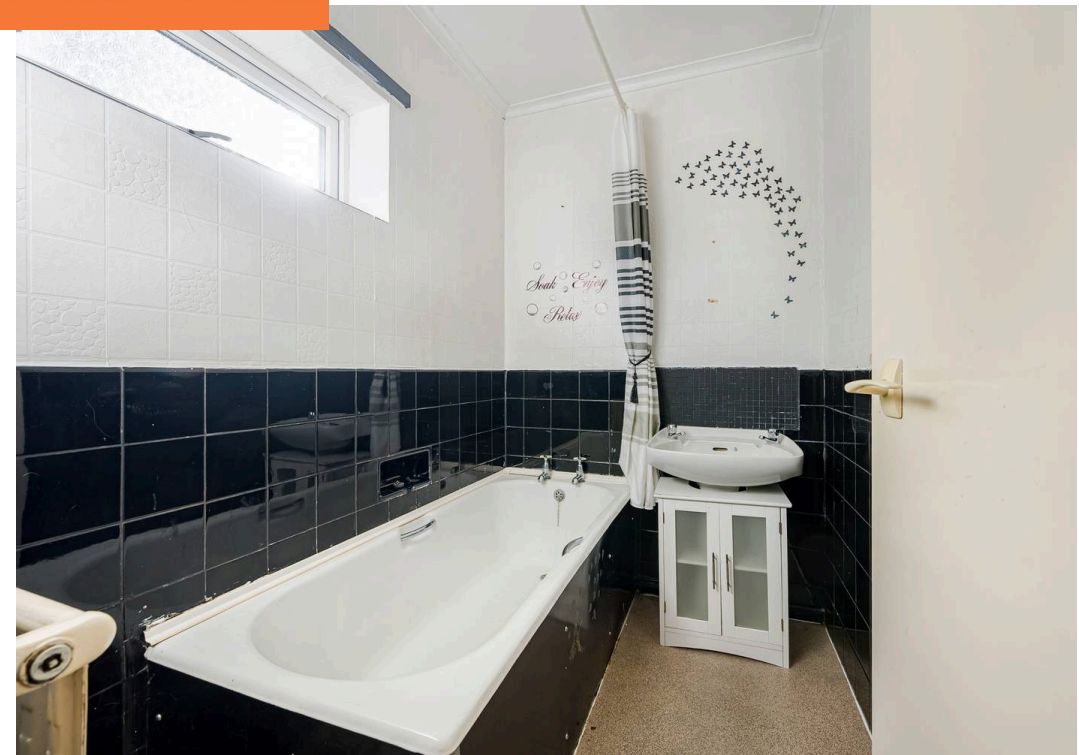
COUNCIL TAX

Charging Authority – East Lindsey District Council Band B – 2026/27 – £1732.42





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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. 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.

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.



 **NEWTON FALLOWELL**





Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

