



15 Patten Avenue

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £55,000.

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.

Situated in the popular Lincolnshire village of Wainfleet All Saints, this well-proportioned two bedroom first floor apartment offers an excellent opportunity for first time buyers, investors or those looking to downsize.

Wainfleet is an attractive, well-served village offering a range of amenities including independent shops, a Co-op supermarket, the renowned Batemans Brewery, and its own railway station providing convenient transport links. Ideally positioned between the coastal resort of Skegness and the historic market town of Boston, the location combines village living with easy access to larger towns and the coast.

Offered for sale with our partner auction agents with no onward chain, the property benefits from generous storage, two double bedrooms, a modern kitchen and boiler and an enclosed rear garden.



Entrance Hall - With ground floor entrance and staircase leading to the first floor accommodation. Useful storage space ideal for pushchairs, bicycles and general storage.

First Floor Landing -With airing cupboard housing the hot water cylinder, alongside separate linen and cloaks cupboards providing excellent additional storage.

Lounge 4.57m x 3.56m (15'0 x 11'8) -A bright and spacious reception room featuring a double glazed window to the front aspect, radiator, ceiling spotlights and feature fireplace.

Kitchen 2.49m x 1.98m (8'2 x 6'6) -Replaced two years ago and fitted with a range of wall and base units with work surface over, incorporating a built-in electric oven and hob with extractor fan. Space for fridge and plumbing for washing machine. Double glazed window to the rear aspect overlooking the garden and a pantry housing the modern electric boiler.

Bedroom One 4.95m x 2.57m (16'3 x 8'5) -Double bedroom with double glazed window to the front aspect, radiator and built-in wardrobe with hanging rail.

Bedroom Two 3.51m x 2.49m (11'6 x 8'2) -Second double bedroom with double glazed window to the rear aspect and radiator.

Bathroom -Comprising a three-piece suite including panelled bath with shower over, pedestal wash hand basin and low-level WC. Part tiled walls, heated towel rail and double-glazed window to the rear aspect.

Outside -To the rear of the property is a garden clearly divided into two separate areas, with the garden for the first floor situated to the rear. It is enclosed by fencing with a concrete base suitable for a shed. On-street parking is available to the front.

Additional Information

- Leasehold 125 year lease with 89 years remaining
- Management Fee TBC
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'





Tenure: LEASEHOLD.

All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever 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.

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 is 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.

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

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 £6,000 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.

