

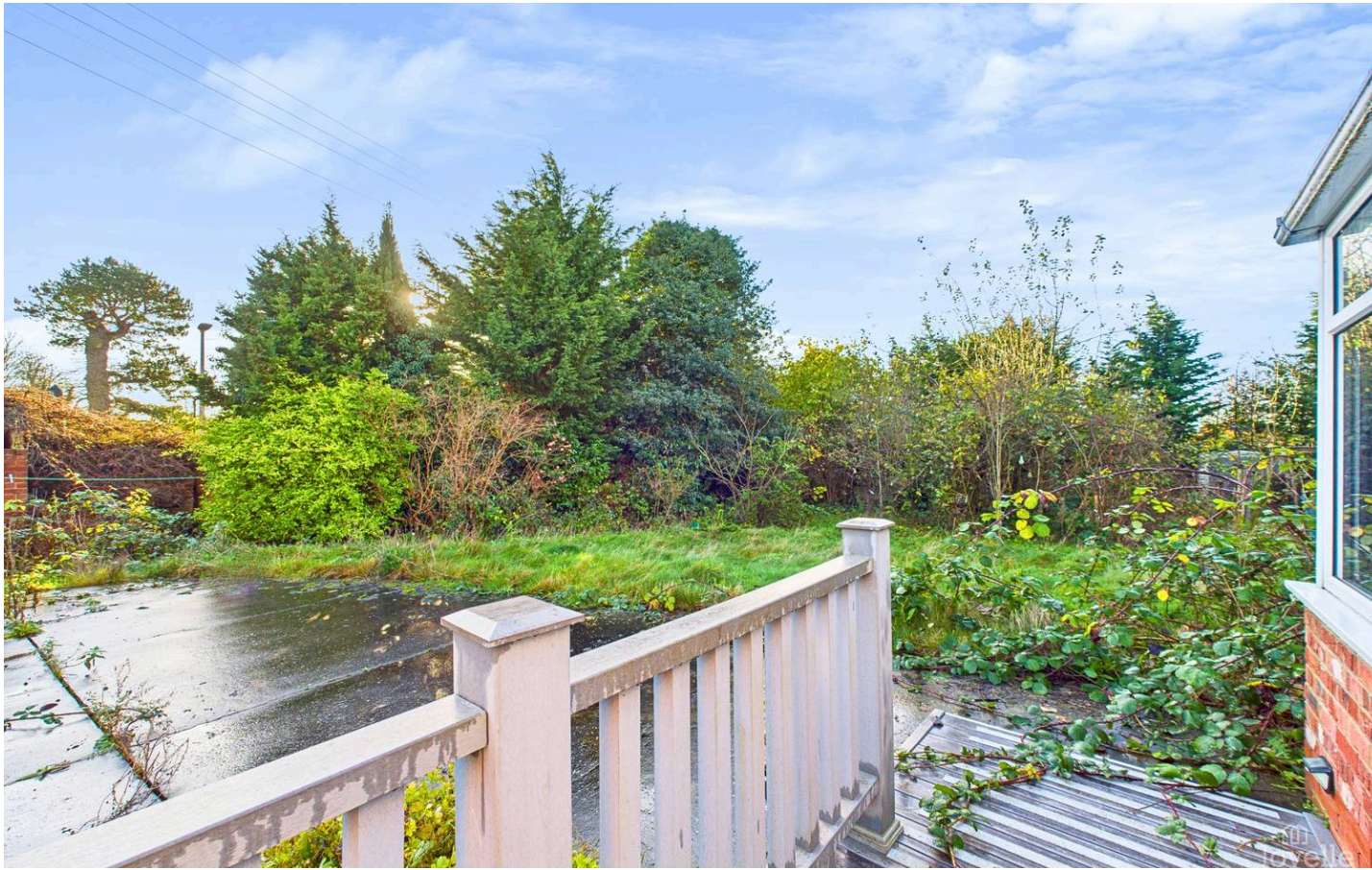


Innisfree, Church Street, Goxhill
North Lincolnshire

Guide Price £115,000







Innisfree, Church Street

Goxhill, North Lincolnshire

****NO CHAIN****

Nestled within the serene setting of Goxhill and offering great views of the church is this period property. On the market looking for new owners to put their own stamp on it.

Upon entering, the ground floor unveils a cosy lounge, adorned with a feature fireplace, adding charm to this space and accentuated by the French doors leading to the spacious conservatory. Providing a perfect setting for entertaining guests, friends and family. Not to forget the fully equipped kitchen with an adjacent dining room. Finishing is the downstairs shower room and utility room, adding convenience and versatility to the property. While the first floor offers two double bedrooms and a family bathroom.

Once you have finished admiring this home, you find yourself in the garden. Fully enclosed and private, perfect to relax and enjoy a moment to yourself. Finished with a gated driveway.

Do not hesitate and book your viewing today.



- ****NO CHAIN****
- For sale by Modern Auction – T & Cs apply
- Subject to a hidden Reserve Price
- Buyers' Fees apply
- Buyer Information Pack available
- Total Floor Area:- 93 Square Metres
- Kitchen & Dining Room, Spacious Lounge
- Conservatory & Views of The Church
- Two Bedrooms & Two Bathrooms
- Fully Enclosed Rear Garden & Gated Driveway

BROADBAND TYPE:

Standard- 7 Mbps (download speed), 0.8 Mbps (upload speed),

Superfast – 80 Mbps (download speed), 20 Mbps (upload speed),

Ultrafast – 1800 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors – Great, Indoors – OK,

Available – EE, Three, O2, Vodafone.



ENTRANCE

Entered through a half glazed UPVC door into the utility room. Doors to all principal rooms.

UTILITY ROOM

5' 9" x 9' 5" (1.76m x 2.88m)

Range of wall and base units with a contrasting work surface. Plumbing for a washing machine and space for a tumble dryer. Housing the combination boiler. Window to the side elevation.

SHOWER ROOM

5' 11" x 6' 2" (1.80m x 1.88m)

Three piece suite incorporating a push button WC, wall mounted wash hand basin with a mixer tap and a walk-in shower cubicle with a shower over. Chrome effect towel rail radiator and decorative waterproof panelling to the wet areas. Window to the side elevation.

KITCHEN

11' 5" x 8' 10" (3.47m x 2.69m)

Range of wall and base units with contrasting beech block work surfaces and decorative tiled splashbacks. Stainless steel sink and drainer with a swan neck mixer tap. Inset electric double oven and a four ring gas hob with an extraction canopy over. Plumbing for a dishwasher and space for a tall fridge freezer. Window to the side elevation.

DINING ROOM

8' 10" x 8' 10" (2.70m x 2.69m)

Great space to entertain and receive guests in. Handy understairs cupboard and a staircase to the first floor accommodation. Window to the front elevation.





LOUNGE

11' 10" x 15' 0" (3.61m x 4.56m)

Spacious yet cosy. Flooded with light by double opening French doors to the conservatory. Grounded by an Adam style fireplace. Perfect space to relax in or enjoy a cosy evening with family or friends.

CONSERVATORY

13' 9" x 24' 3" (4.20m x 7.39m)

Constructed on a low-rise brick wall. Fully double glazed with a polycarbonate roof. Double opening French doors to the side elevation.





FIRST FLOOR ACCOMMODATION:
BEDROOM ONE

12' 0" x 15' 1" (3.65m x 4.61m)

Cast iron fireplace with decorative tiled inserts.
Window to the rear elevation.

BEDROOM TWO

8' 8" x 12' 7" (2.63m x 3.83m)

Window to the front elevation.

FAMILY BATHROOM

11' 3" x 5' 8" (3.44m x 1.72m)

Three piece bathroom suite incorporating a bathtub with a shower attachment and a mixer tap, push button WC and a pedestal wash hand basin with a mixer tap. Decorative tiles to the wet areas. Window to the side elevation.





****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 is responsible for the Pack fee.

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.

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 £500 inc. VAT. These services are optional.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £24.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

AGENTS NOTE

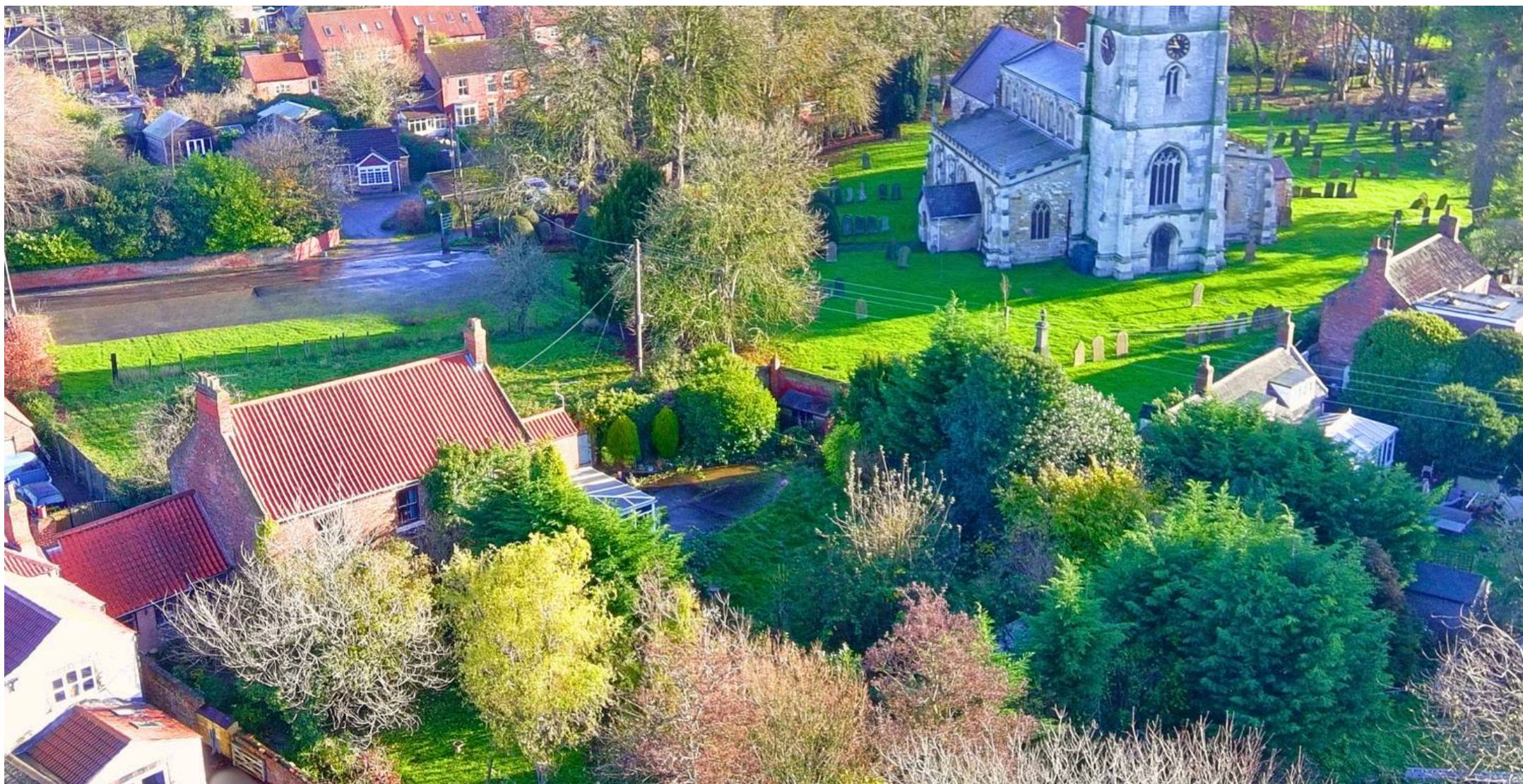
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



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