



Dam Road, Barton-upon-Humber

Guide price £35,000 Freehold

****NO CHAIN**** • Renovation Project • For sale by Modern Auction – T & Cs apply • Subject to a hidden Reserve Price • Buyers' Fees apply • Buyer Information Pack available • Total Floor Area:- 67 Square Metres • Kitchen & Living Room, Utility Room • Two Bedrooms & Bathroom • Fully Enclosed Rear Garden

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****NO CHAIN****

Terraced property in need of renovation.

Boasting well proportioned accommodation to include a living room with adjacent kitchen, utility room. While the first floor offers two bedrooms and a family bathroom.

Outside, there is a fully enclosed garden and an outbuilding.

VIEWING IS ESSENTIAL!

BROADBAND TYPE:

Standard- 16 Mbps (download speed), 1 Mbps (upload speed),

Superfast- 77 Mbps (download speed), 20 Mbps (upload speed),

Ultrafast- 1000 Mbps (download speed), 600 Mbps (upload speed).

MOBILE COVERAGE:

Outdoors - Great,

Indoors - Great,

Available - EE, Three, O2, Vodafone.



ENTRANCE

2' 11" x 6' 10" (0.90m x 2.08m)

Entered through a half glazed UPVC door into the hallway.

KITCHEN

12' 4" x 6' 10" (3.76m x 2.09m)

Range of base units with a contrasting work surface. Housing the combination boiler. Window to the side elevation.

UTILITY ROOM

3' 0" x 7' 4" (0.92m x 2.23m)

Window to the front elevation.

LIVING ROOM

12' 2" x 13' 1" (3.70m x 3.98m)

Windows to the front and rear elevation. Mid-century modern fireplace. Staircase to the first floor accommodation.

FIRST FLOOR ACCOMMODATION:

6' 4" x 2' 8" (1.92m x 0.82m)

BEDROOM ONE

8' 9" x 13' 0" (2.67m x 3.96m)

Window to the front elevation and a storage cupboard.

BEDROOM TWO

12' 0" x 7' 0" (3.67m x 2.14m)

Window to the front elevation.

BATHROOM

6' 1" x 9' 11" (1.86m x 3.03m)

Three piece suite incorporating a bathtub with a shower over, low flush WC and a pedestal wash hand basin.

Window to the rear 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.

Council Tax band: A

Tenure: Freehold

FRONT GARDEN

Fully enclosed and low maintenance. Brick outbuilding.



VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone the number found on the last page of 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.

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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> 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.

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.

ENERGY PERFORMANCE INFORMATION

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.



Ground Floor

Approximate total area⁽¹⁾
316 ft²
29.3 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 1

Approximate total area⁽¹⁾
254 ft²
23.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Lovelle Estate Agency

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