West Drove South

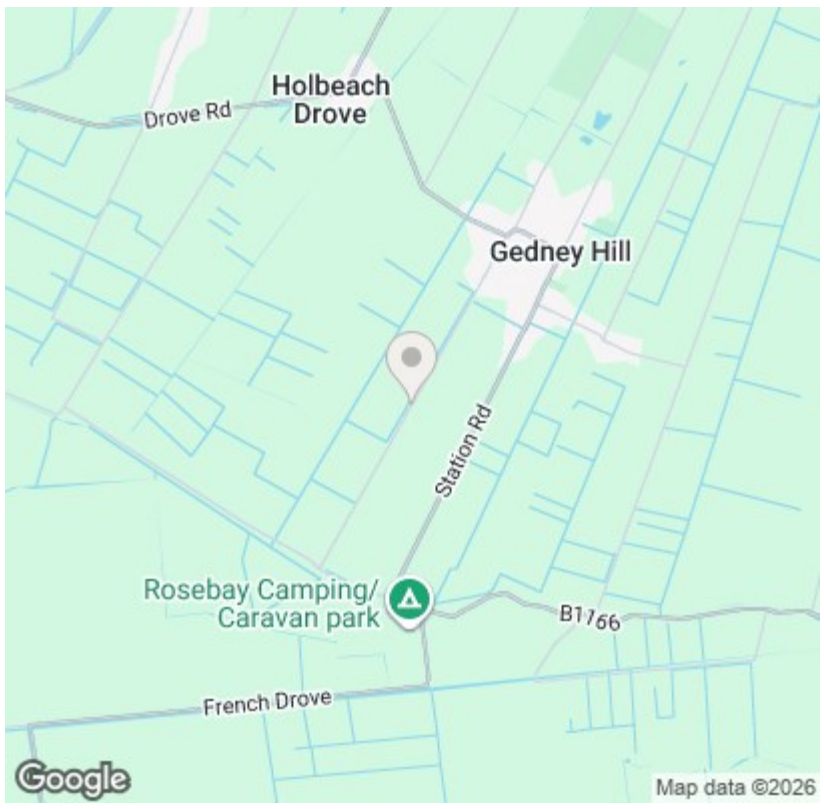
Gedney Hill, Spalding, PE12 0PN

3 | | E

Chain Free £130,000 - Freehold , Tax Band - B

Floor Plan

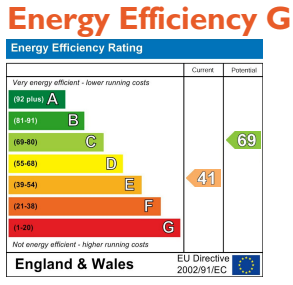
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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Three-bedroom detached bungalow offered with no onward chain, requiring full modernisation throughout. The property comprises a spacious living room, three well-proportioned bedrooms and a conservatory, offering excellent scope for improvement and reconfiguration. Benefiting from oil-fired central heating and a septic tank, this is an ideal opportunity for buyers looking to create a bespoke home or investment project.

A three-bedroom detached bungalow offered for sale with no onward chain, presenting an excellent opportunity for buyers seeking a full renovation project. The accommodation comprises an entrance hall leading to a spacious living room, providing a solid foundation for reconfiguration or modern open-plan living. There are three well-proportioned bedrooms, offering flexible space for family living, guests or home working. A conservatory to the rear adds additional reception space and enjoys views over the garden. The property includes a bathroom which now requires updating, along with the rest of the bungalow, offering buyers the chance to design and finish to their own specification. Further benefits include oil-fired central heating and a septic tank.
Requiring complete modernisation throughout, this property represents a superb opportunity to create a bespoke home in a desirable setting. Ideal for developers, investors or buyers looking to add value, the bungalow offers significant scope and potential. Early viewing is highly recommended to fully appreciate the opportunity on offer.

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 will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. 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 £450. These services are optional.

Entrance Hall
3.64 x 0.92 (11'11" x 3'0")

Bathroom
2.20 x 2.05 (7'2" x 6'8")

Hallway
0.87 x 1.05 (2'10" x 3'5")

Master Bedroom
3.33 x 3.35 (10'11" x 10'11")

Kitchen Diner
2.72 x 6.92 (8'11" x 22'8")

Utility Room
1.74 x 1.02 (5'8" x 3'4")

Living Room
3.32 x 4.62 (10'10" x 15'1")

Conservatory
6.12 x 2.80 (20'0" x 9'2")

Hallway
0.87 x 1.32 (2'10" x 4'3")

Bedroom Two
3.59 x 2.66 (11'9" x 8'8")

Bedroom Three
3.57 x 2.34 (11'8" x 7'8")

EPC - E
41/69

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living
Building safety: Full renovation required
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Septic Tank
Heating: Oil
Internet connection: Cable
Internet Speed: up to 47Mbps
Mobile Coverage: O2 - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.