



AUCTION GUIDE

**£110,000**

**Bridge End Road**

Grantham, NG31

Freehold - Council Tax Band - A

EPC - E

## PROPERTY SUMMARY

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000

Secure My Sale Estate Agents are delighted to bring this delightful three bedroom mid-terrace house to the market. Nestled on Bridge End Road in the charming town of Grantham, this property presents an excellent opportunity for investors or those seeking a family home. Boasting three generously sized bedrooms, this property offers ample space for comfortable living. The two reception rooms provide versatility, making them perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the south-facing garden, which promises plenty of sunlight throughout the day, ideal for gardening enthusiasts or those who simply wish to bask in the warmth of the sun. The spacious rooms throughout the house create a welcoming atmosphere, allowing for easy movement and a sense of openness.

With no chain involved, this property is ready for immediate occupancy, making it a hassle-free option for prospective buyers. Additionally, its prime location ensures that local amenities are just a stone's throw away, providing convenience for everyday needs.

Don't miss out on the chance to make this exquisite property yours! Contact us to book a viewing now.

Your dream home awaits on Bridge End Road...

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## **Ground Floor**

**Lounge - 3.32m x 3.88m (10'11" x 12'9")**

**A spacious lounge offering comfortable living accommodation, ideal for both relaxing and entertaining.**

**Dining Room - 3.37m x 3.66m (11'1" x 12'0")**

**A well-proportioned dining room providing an ideal space for family meals and entertaining.**

**Kitchen - 2.11m x 3.38m (6'11" x 11'1")**

**A kitchen leading off the dining room, creating a sociable open-plan space.**

**Bathroom - 2.02m x 2.23m (6'8" x 7'4")**

**Fitted with a panelled bath and shower over, toilet and wash basin.**

## **First Floor**

**Bedroom Two - 4.60m x 3.77m (15'1" x 12'4")**

**A very spacious double bedroom offering excellent proportions, creating a comfortable and relaxing space.**

**Bedroom Three - 3.37m x 4.09m (11'1" x 13'5")**

**A generously sized double bedroom offering ample space for furnishings.**

## **Second Floor**

**Main Bedroom - 3.10m x 5.47m (10'2" x 17'11")**

**An exceptionally spacious bedroom boasting impressive proportions, offering a luxurious and highly versatile space.**

## **Outside**

**Externally, the property benefits from a low-maintenance, south-facing rear garden, mainly laid with artificial grass, providing an ideal space to enjoy the sun throughout the day."**

## **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.**

**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**

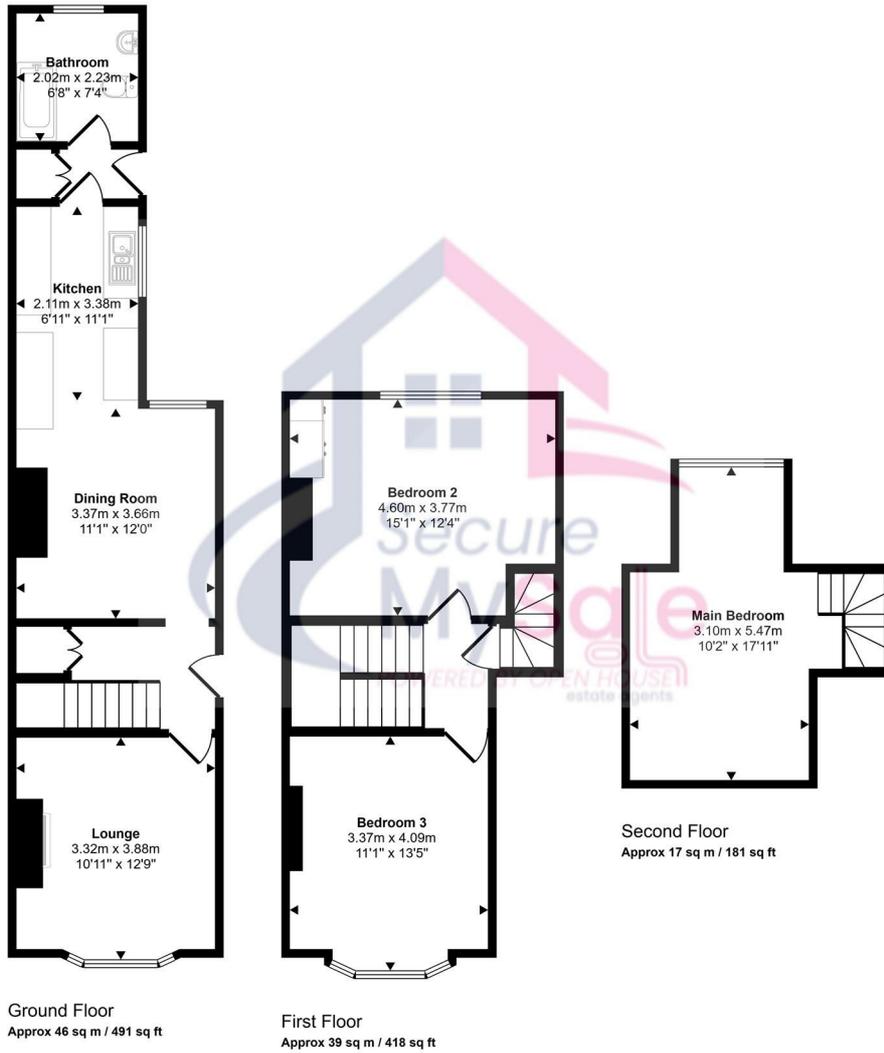
**In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 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.**





Approx Gross Internal Area  
101 sq m / 1091 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



SECURE MY SALE POWERED BY OPEN HOUSE