EST 1770

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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Ancient Lights, 3 Roman Bank, Gedney Dyke PE12 0AR

- Semi Detached Cottage in Semi-Rural Village
- 2 Bedrooms, Bathroom, Sitting Room, Kitchen/Diner
- Gated Driveway, Double Garage, Garden
- LPG Central Heating System
- Immediate Exchange of Contracts Available

Starting Bid £120,000 Freehold

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120,000.







ACCOMMODATION Entrance door to:

KITCHEN/DINER 12' 2" x 10' 11" (3.71m x 3.34m) Extensive range of units, sink unit, beamed ceiling, 2 windows, radiator, door to:

SITTING ROOM 16' 11" x 12' 4" (5.16m x 3.77m) maximum including stairwell. Full height brick chimney breast, front window, beamed ceiling.

BATHROOM 12' 1" x 5' 5" (3.69m x 1.66m) Four piece coloured suite, obscure glazed windows, modern LPG boiler (in airing cupboard). Separate shower cubicle.

Stairs to:

FIRST FLOOR LANDING (SMALL) Doors to:

BEDROOM 1 12' 3" x 7' 3" (3.75m x 2.21m) including wardrobes, radiator, front window.

BEDROOM 2 12' 5" x 6' 4" (3.81m x 1.94m) Radiator, rear window.











EXTERIOR Gated access to driveway and access to:
LARGE GARAGE AND WORKSHOP 13' 5" x 18' 4" (4.1m x 5.6m) Overall including Garage, freezer room and store.

Extensive gardens mainly to the side with lawns, patio, plants, LPG tank, etc

DIRECTIONS From Spalding proceed in an easterly direction to Holbeach following the link road up to the A17. Join the A17 eastbound, proceed for around 3 miles taking a left hand turning signposted Gedney Dyke and Hovenden House. Proceed into the village into the continuation of Roman Bank and the property is situated on the left hand side.

AMENITIES Convenient for access to nearby Holbeach, Long Sutton, Spalding, Peterborough and Kings Lynn.

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.

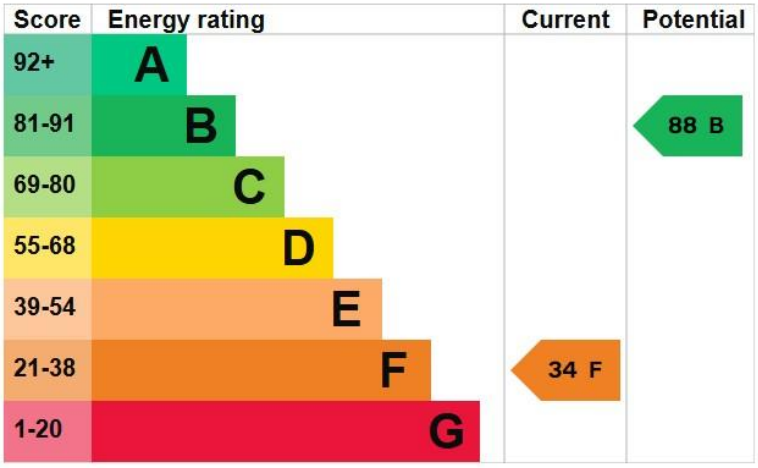
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are 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.



TENURE Freehold

SERVICES Mains water, electricity. Private drainage. LPG central heating system.

COUNCIL TAX BAND B

LOCAL AUTHORITIES
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate.. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S12161
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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