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58 Surfleet Road, Pinchbeck PE11 3XY

Guide price £105,000

**BELVOIR!**



## Key Features

- > Being Sold via Secure Sale online bidding. Terms and Conditions apply, Starting bid £105,000
- > SEMI DETACHED PROPERTY
- > TWO BEDROOMS
- > KITCHEN DINER
- > GAS CENTRAL HEATING
- > OFF ROAD PARKING
- > Tenure: Freehold
- > EPC rating U

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £105,000

Immediate 'exchange of contracts' available

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Belvoir incorporating Munton and Russell are pleased to offer this Two bedroom semi detached property, situated in the popular village of Pinchbeck. The accommodation in brief comprises of, lounge, kitchen diner, rear lobby, WC. Upstairs two bedrooms and bathroom. Front and rear garden and off-road parking.



### ENTRANCE

UPVC double glazed door, stairs to first floor, radiator.

### LOUNGE

13'10" x 10'6" (4.2m x 3.2m)

UPVC double glazed window to the front elevation, radiator.

### KITCHEN

17'0" x 12'0" (5.2m x 3.7m)

UPVC double glazed windows to the rear elevation, base and wall units, wall mounted boiler, radiator, storage cupboard. (maximum measurements)

### REAR LOBBY

9'0" x 4'2" (2.7m x 1.3m)

UPVC double glazed door to the side elevation, radiator.

### WC

UPVC double glazed window to the rear elevation, WC, radiator.

### LANDING

UPVC double glazed window to the side elevation, access to loft space.

### BEDROOM 1

13'9" x 10'6" (4.2m x 3.2m)

UPVC double glazed window to the front elevation, radiator, storage cupboard.

### BEDROOM 2

12'0" x 8'0" (3.7m x 2.4m)

UPVC double glazed window to the rear elevation, radiator.

### BATHROOM

UPVC double glazed window to the rear elevation, three piece suite comprising of WC, wash hand basin, panelled bath, screen and shower over, storage cupboard.

### EXTERNALLY

FRONT hedge, lawn area and drive, leading to gated access to the rear.

REAR: Mature garden, Brick built storage shed.





#### 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

#### Auctioneers Additional Comments

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

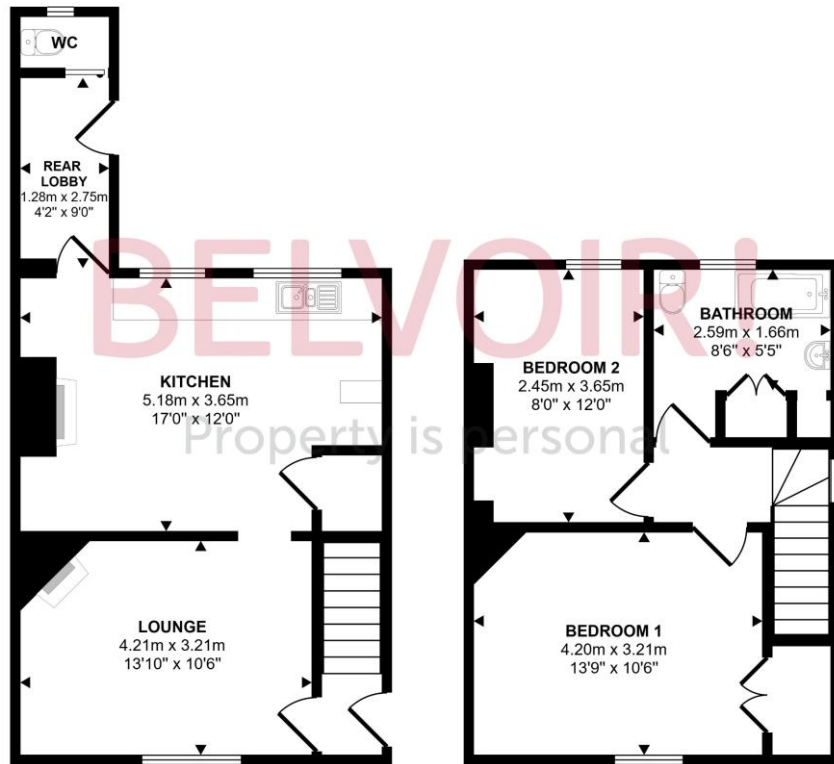
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 7.2% inc VAT (subject to a minimum which could be up to £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  
77 sq m / 830 sq ft

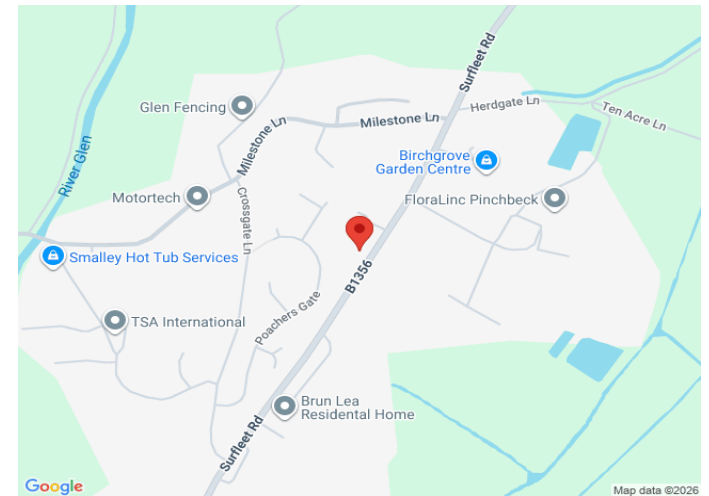


Ground Floor  
Approx 41 sq m / 441 sq ft

First Floor  
Approx 36 sq m / 389 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(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	
WWW.EPC4U.COM		



Contact us today to arrange a viewing...

[www.belvoir.co.uk/spalding-estate-agents/](http://www.belvoir.co.uk/spalding-estate-agents/)

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