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1 Mallard Road, Low Fulney, PE12 6ND

£180,000 Freehold

- Immediate 'Exchange of Contracts' Available
- Being Sold via 'Secure Sale'
- 2/3 Bedrooms
- Ample Off-Road Parking
- Semi-Rural Location on the Edge of Town

BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. **STARTING BID £180,000.** 3 bedroomed detached residence situated in semi-rural location. Accommodation comprising entrance hallway, lounge, kitchen diner, conservatory, reception room/bedroom 3, bathroom and separate cloakroom to the ground floor; 2 double bedrooms to the first floor. Mature gardens to all sides, multiple off-road parking, single garage (in need of repair).

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ACCOMMODATION To the rear elevation there is an open porch with obscured UPVC double glazed door leading into:

ENTRANCE HALLWAY 7' 8" x 16' 0" (2.34m x 4.89m) Skimmed and textured ceiling, 2 centre light points, smoke alarm, double radiator, central heating thermostat, staircase rising to first floor, door into:

RECEPTION ROOM 2/BEDROOM 3 8' 10" x 11' 6" (2.71m x 3.52m) UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, radiator.

WASH ROOM Obscured UPVC double glazed window to the side elevation, wash hand basin and low level WC, UPVC door. (only accessed from the outside).

CLOAKROOM 2' 11" x 5' 2" (0.90m x 1.60m) Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, low level WC.

From the Entrance Hallway a sliding door leads into:

FAMILY BATHROOM 5' 4" x 5' 6" (1.64m x 1.70m) Obscured UPVC double glazed



window to the side elevation, coved and textured ceiling, centre light point, part tiled walls, radiator, fitted with a two piece suite comprising wash hand basin fitted into vanity unit with storage below, panelled bath with shower screen, taps and fitted Triton power shower over.

From the Entrance Hallway a glazed door leads into:

LOUNGE 13' 1" x 12' 5" (4.0m x 3.81m) UPVC double glazed sliding patio doors to the front elevation, UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, double radiator, BT point, TV point, tiled open grate (sealed but could be reinstated), storage cupboard off with shelving and lighting.

From the Entrance Hallway panelled glazed door leading into:

KITCHEN DINER 9' 8" x 18' 9" (2.97m x 5.72m) Glazed window to the rear elevation, wooden glazed door leading into Conservatory, UPVC double glazed window to the rear and side elevations, textured ceiling with strip light, skimmed ceiling with centre light point, radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset electric hob, integrated Neff fan assisted electric oven, plumbing and space for washing machine and dishwasher, inset stainless steel sink, cupboard housing floor standing oil fired boiler, glazed door into:

CONSERVATORY 6' 2" x 8' 6" (1.89m x 2.61m) Skimmed ceiling, centre strip light, UPVC double glazed windows to both sides and to the rear elevations, power points, UPVC glazed door to the side elevation.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR LANDING Textured ceiling, centre light point, smoke alarm, UPVC double glazed window to the side elevation, door into:

BEDROOM 1 9' 10" x 13' 5" (3.01m x 4.09m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, radiator, storage cupboards into eaves, door into:

BEDROOM 2 11' 1" x 13' 2" (3.40m x 4.03m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, access to loft space, BT point, radiator, storage cupboard off, wardrobe with hanging rail fitted into recess.

EXTERIOR Concrete driveway providing multiple off-road parking and leading to: **WOODEN GARAGE** In need of repair.

Wrought iron gate to the side leading to the wrap around garden which is mainly laid to lawn with a wide range of mature shrub and tree borders with various fruit trees, outdoor lighting, cold water tap. Wooden garden shed. Oil storage tank.

DIRECTIONS From our office, proceed along Westlode Street turning left on to Albion Street. At the twin bridges take the third exit on to Commercial Road, turn left on to Albert Street. At the mini roundabout continue straight on to Low Road and at the next roundabout take the second exit on to Low Road, turn slightly left on to Fulney Lane and then turn right on to Kellet Gate. Follow the road down, take a left hand turning into Mallard Road where the property will be located on the left hand side.

The town centre is approximately 2 miles from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations with easy onward access to Peterborough (18 miles). Peterborough has a fast train link with London's Kings Cross minimum journey time 48 minutes.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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 up to 6% 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.

TENURE Freehold

SERVICES Mains water, electricity and drainage. Oil central heating.

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: S11951

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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