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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



214 Park Road, Spalding PE11 1QZ

**£120,000 Freehold**

- Immediate 'Exchange of Contracts' Available
- Being Sold via 'Secure Sale'
- 3 Bedrooms, 2 Reception Rooms
- Rear Garden
- Gas Central Heating

**BEING SOLD VIA SECURE SALE ONLINE BIDDING.** Terms & Conditions apply. **STARTING BID £120,000.** This property will be legally prepared enabling any interest 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.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



**ACCOMMODATION**

Part glazed UPVC front entrance door leading into:

**LOUNGE**

10' 9" x 11' 2" (3.28m x 3.4m) Fireplace with coal effect electric fire, coved cornice, recessed ceiling lights, fitted carpet, TV point, UPVC window to the front elevation, radiator, part obscure glazed door to:

**INNER LOBBY**

Useful understairs store cupboard with coat hooks, shelf and gas meter.

**DINING ROOM**

11' 3" x 10' 9" (3.43m x 3.28m) maximum Woodgrain effect flooring, central heating timer control unit, recessed ceiling lights, coved cornice, TV point, radiator, UPVC window overlooking the rear porch.

**KITCHEN**

10' 5" x 6' 4" (3.18m x 1.93m) Range of fitted cupboards and drawers, roll edged worktops, tiled splashbacks, eye level wall cupboards, electric oven, gas hob and cooker hood, plumbing and space for washing machine. Under counter refrigerator, recessed ceiling lights, UPVC window overlooking the rear



porch and part glazed UPVC door opening into:

**REAR ENTRANCE PORCH**

8' x 3.' 8" (2.44m x 1.12m) UPVC construction with glazed roof, sliding patio door, cold water tap, tiled floor.

Also from the Kitchen a door leads to:

**BATHROOM**

8' x 5' 8" (2.44m x 1.73m) Panelled bath with mixer tap and shower over, low level WC with push button flush, hand basin with hot and cold taps, store cupboard, vertical radiator/towel rail, extractor fan, recessed ceiling lights, obscure glazed UPVC window, cupboard housing the modern Alpha gas fired central heating boiler, consumer unit.

From the corner of the Dining Room a door leads to a staircase with radiator at the bottom rising to:

**FIRST FLOOR LANDING**

Doors arranged off to:

**BEDROOM 1**

11' 2" x 10' 8" (3.4m x 3.25m) UPVC window to the front elevation, fitted carpet, radiator, TV point, recessed ceiling lights, former walk-in wardrobe housing a shower cabinet with extractor fan.

**BEDROOM 2**

11' 3" x 7' 10" (3.43m x 2.39m) Fitted carpet, recessed ceiling lights, radiator, UPVC window to the rear elevation.

**BEDROOM 3**

7' 3" x 6' 4" (2.21m x 1.93m) Fitted carpet, recessed ceiling lights, radiator, UPVC window to the rear elevation.

**CLOAKROOM**

4' x 2' 10" (1.22m x 0.86m) Two piece suite comprising bracket hand basin with mixer tap, low level WC with push button flush, fully tiled walls, shaver point, extractor fan, ceiling light.

**EXTERIOR**

At the front of the property there is a gravelled parking space for one car, double width paved pathway to the front door, outside light.

Access down the side of the property to a gate leading to:

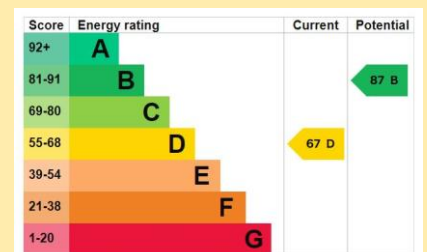
**ENCLOSED REAR GARDEN**

Including initially a paved patio and seating area, 2 garden sheds, external double socket and beyond the patio a lawned garden with stocked borders and fencing to the side and rear boundaries.

**DIRECTIONS/AMENITIES**

Proceed out of the centre of Spalding along Winsover Road in a westerly direction, over the level crossing and then take the immediate right into Park Road. The property is situated approximately two thirds of the way down on the left hand side.

The town centre is within easy walking distance offering a full range of amenities along with bus and railway stations.



### 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 Auctioneer's 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 procedures 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, Gas, Electric and Drainage, Gas Central Heating.

**COUNCIL TAX BAND** A

#### 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: S11604

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.

#### ADDRESS

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#### CONTACT

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