



Bridge Road, Sutton Bridge £140,000 AUCTION GUIDE PRICE

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FOR SALE VIA SECURE SALE ONLINE BIDDING – STARTING BID £140,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000.

This spacious four-bedroom end-terrace home presents an excellent opportunity for first-time buyers, growing families and investors alike, offering generous accommodation, off-road parking and a substantial rear garden.

The ground floor provides practical and versatile living space, comprising a comfortable lounge, kitchen/diner, utility/cloakroom and separate shower room. Upstairs, there are four bedrooms and a family bathroom, providing plenty of room for family life or a potentially attractive investment opportunity.

Outside, the property benefits from off-road parking, while the generously sized rear garden offers excellent outdoor space for children, entertaining or simply relaxing.



VIEWING RECOMMENDED – Call us anytime to arrange your viewing.



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Accommodation Comprises:

Entrance Hall

Coving to textured ceiling with smoke detector, stairs to first floor landing, door to:

Lounge 3.83m (12'7") x 3.70m (12'2")

PVCu double glazed window to front, multi fuel burner in chimney breast with wooden surround, tiled hearth, radiator, laminate flooring, TV point, open plan to under-stairs storage cupboard

Kitchen/Diner 4.68m (15'4") max x 3.58m (11'9") min

Butler style double sink with tiled splashbacks, space for fridge/freezer, electric point for cooker with extractor hood, two PVCu double glazed windows to rear, radiator, laminate flooring, open plan, door to:

Rear Lobby

PVCu double glazed window to rear, radiator, laminate flooring, door to:

Utility Room 4.53m (14'10") x 1.90m (6'3")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled surround, space for automatic washing machine and tumble dryer, PVCu double glazed window to side, storage cupboard, radiator, laminate flooring, boiler cupboard, housing wall mounted gas boiler serving heating and hot water,

Cloakroom

Fitted with two-piece suite wash hand basin, close coupled WC, extractor fan, radiator, laminate flooring.

Shower Room

With tiled shower enclosure with a fitted electric shower and folding glass door, extractor fan with fully ceramic tiled walls, radiator.

First Floor Landing

Radiator, smoke detector, recessed ceiling spotlights.

Bedroom 1 3.44m (11'3") x 2.65m (8'8")

PVCu double glazed window to front, radiator, storage cupboard with shelving, built-in wardrobes with hanging rail and shelving.

Bedroom 2 3.03m (9'11") x 2.40m (7'10")

PVCu double glazed window to rear, radiator.

Bedroom 3 3.87m (12'8") x 2.00m (6'7")

PVCu double glazed window to rear, radiator, TV point.

Bedroom 4 2.62m (8'7") x 1.85m (6'1")

PVCu double glazed window to side, radiator, TV point.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over and matching telephone style mixer tap, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, PVCu opaque double glazed window to rear, radiator, tiled flooring, coving to ceiling.

Outside

The front of the property is enclosed with railings and hand gate leading to the entrance door. The rear garden is fully enclosed with wood panel fencing, side double gates with paved area providing an enclosed parking area, carport, the garden is of low maintenance gravel with flower and shrub borders, summerhouse, patio area, outside lighting and outside water tap.

Directions

Coming into Sutton Bridge from Long Sutton the property can be found on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 9SF

Council Tax

Band A ~ £1,485,93 from April 2025 to March 2026, South Holland District Council.

EPC - D

Agents Notes: Money Laundering Regulations 2003

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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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'.

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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.

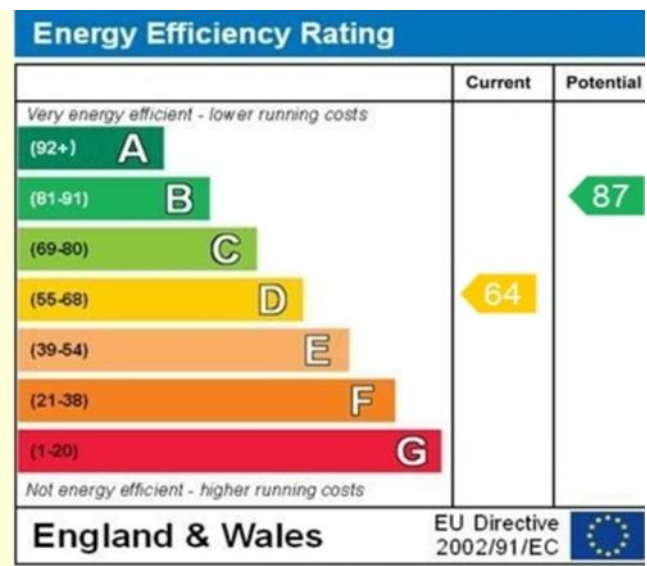
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. 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 nonrefundable 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.









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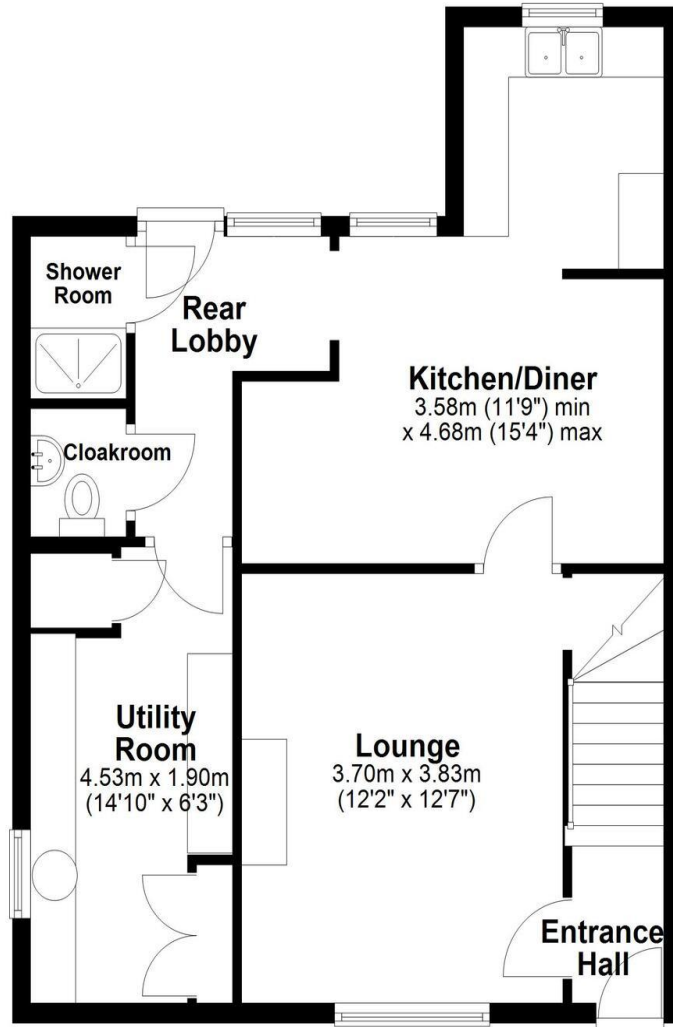
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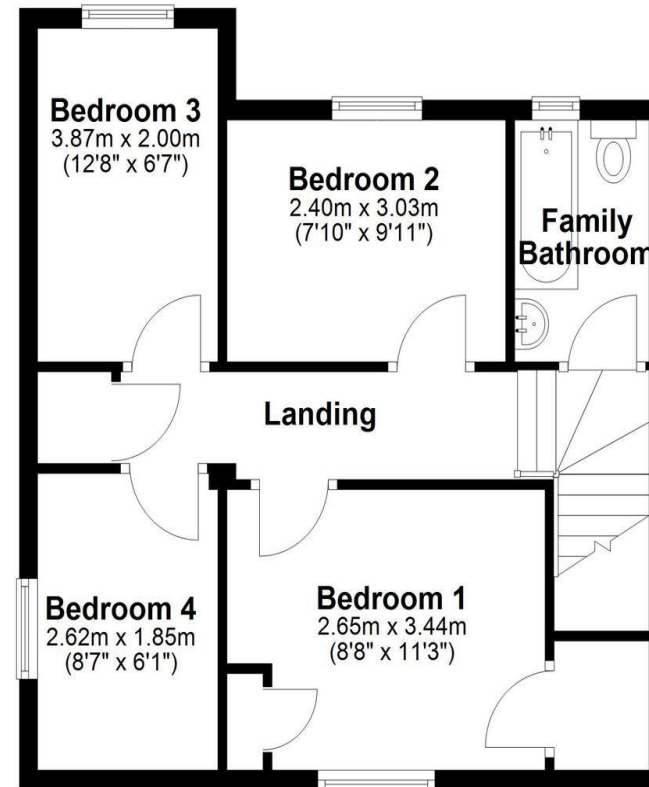
Ground Floor

Approx. 55.6 sq. metres (598.5 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



Total area: approx. 100.4 sq. metres (1080.9 sq. feet)

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME.

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