



**Regent Street, Spalding PE11 2YN**

**welcome to**

**Regent Street, Spalding**

Two double bedroom end terraced property, AVAILABLE WITH NO CHAIN & WITHIN WALKING DISTANCE OF TOWN CENTRE. To reception rooms & kitchen. FAMILY BATHROOM WITH THREE PIECE SUITE. Fully enclosed rear garden. IDEAL FIRST TIME BUY OR INVESTMENT



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Lounge

10' 9" x 12' 9" ( 3.28m x 3.89m )

Having a bay window to the front. Fireplace with electric fire.

## Dining Room

11' 5" x 12' 9" ( 3.48m x 3.89m )

Comprising of a fireplace with electric fire. Stairs leading to the first floor.

## Kitchen

19' 9" x 7' 2" ( 6.02m x 2.18m )

Having wall and base units. Single bowl stainless steel sink. Space for an electric oven, fridge freezer

and washing machine. Integrated stainless steel extractor.

## Bedroom One

10' 9" x 12' 9" ( 3.28m x 3.89m )

## Bedroom Two

11' 6" x 10' 1" ( 3.51m x 3.07m )

Comprising of built-in wardrobes.

## Bathroom

7' 3" x 7' 3" ( 2.21m x 2.21m )

Having a W/C. Pedestal sink. Bath with thermostatic shower over. Tiled walls. Built-in cupboards with wall mounted gas boiler and extractor.

## Exterior

Rear garden: Fenced enclosed. Timber garden shed.

Low maintained paved and shrub area.



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## Regent Street, Spalding

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BEDROOM END TERRACED PROPERTY  
AVAILABLE WITH NO CHAIN
- TWO RECEPTION ROOMS & KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£95,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SDG113129 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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