



### 3 bed semi-detached house to buy in PE11

Park Road, Spalding, Lincolnshire, PE11 1QZ

**£140,000** Starting Bid

 x3  x2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Elegant, Spacious 1920's Built Semi-Detached House
- ✓ 2 Reception Rooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

234 PARK ROAD, SPALDING Red brick semi-detached house built in the 1920's with long driveway, garage and established rear gardens. UPVC windows, gas central heating, 3 bedrooms, 2 reception rooms, requires some further updating. No onward chain.

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 of up to 6% inc VAT (subject to a minimum of 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. [Edit](#) | [Delete](#)

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £140,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Subsidence

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

## RECEPTION HALL

2.41m x 1.75m (7'10" x 5'8")

Radiator, coat hooks, ceiling light, staircase off, obscure glazed panelled door to:

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## SITTING ROOM

3.75m x 3.63m (12'3" x 11'10")

UPVC bay window to the front elevation (included within the overall measurement), 4 bar gas fire with decorative surround, coved and textured ceiling, ceiling light, radiator.

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## DINING ROOM

3.35m x 4.54m (10'11" x 14'10")

4 bar gas fire and decorative surround, radiator, coved cornice, ceiling light, UPVC patio doors to the rear elevation. Obscure glazed panelled door to:

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## BREAKFAST KITCHEN

4.74m x 2.42m (15'6" x 7'11")

Range of base cupboards and drawers, roll edged worktops, eye level wall cupboards, half tiled walls, plumbing and space for washing machine, further appliance space, gas wall heater, UPVC windows to both side elevations, half obscure glazed UPVC external entrance door, 2 fluorescent strip lights, obscure glazed door to:

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## WALK-IN PANTRY

Shelving, gas meter, obscure glazed UPVC side window.

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## GALLERIED FIRST FLOOR LANDING

Coved cornice, ceiling light, small timber framed single glazed window to the side elevation, built-in Airing Cupboard housing the hot water cylinder and Glow Worm gas fired central heating boiler, doors arranged off to

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## BEDROOM 1

3.05m x 3.77m (10'0" x 12'4")

2 UPVC windows to the front elevation, radiator, coved cornice, ceiling light.

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## BEDROOM 2

3.36m x 3.68m (11'0" x 12'0")

Coved cornice, ceiling light, radiator, UPVC window to the rear elevation.

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## BEDROOM 3

2.80m x 2.44m (9'2" x 8'0")

Radiator, ceiling light, UPVC window to the rear elevation.

## **BATHROOM**

*1.71m x 1.96m (5'7" x 6'5")*

Three piece suite comprising panelled bath with Mira shower over, pedestal wash hand basin, low level WC, fully tiled walls, radiator, obscure glazed UPVC window.

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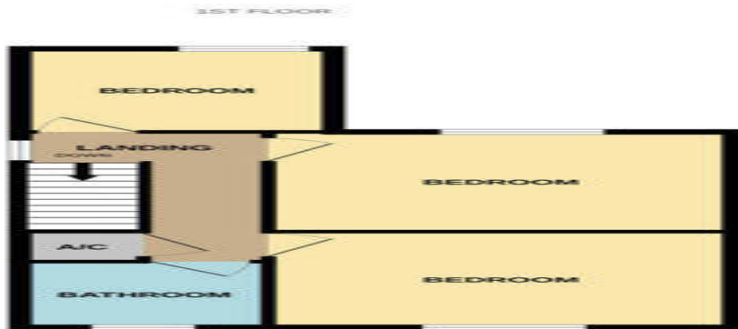
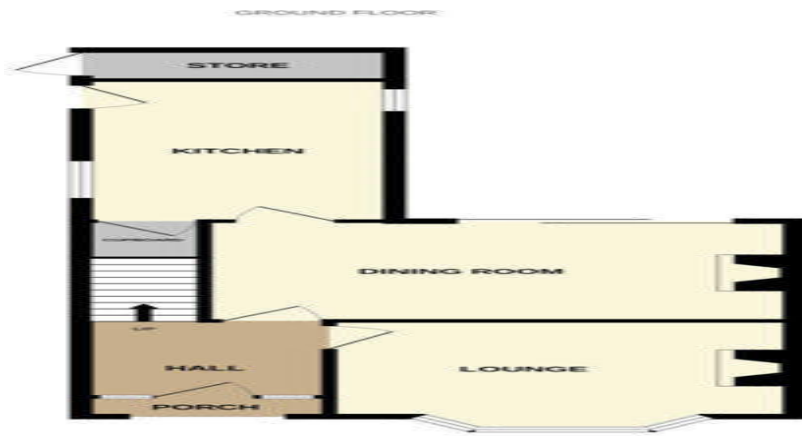
## **EXTERIOR**

Small lawned front garden with borders, low retaining capped brick wall to the front boundary, twin gates opening on to the long concrete paved driveway extending down the side of the property and providing back to back parking for up to 4 cars in turn giving access to:


GARAGE/STORE Weatherboard and panelled construction with up and over door, personnel door, concrete floor.

Attached to the rear of the house is a brick store with UPVC door and separate WC with low level suite.

REAR GARDENS Of generous dimensions mainly laid to lawn with borders, garden shed and greenhouse, paved patio, outside tap, fencing to the side and rear boundary, hedgerow to the other side boundary.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of details or minor variations may occur. For full and appropriate details, only and should be used as a guide only. Prospective purchaser. The Property Ombudsman, as to the accuracy of the floorplans, can be given, as to the accuracy of the floorplans, can be given, as to the accuracy of the floorplans, can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Park Road, Spalding, Lincolnshire, PE11 1QZ

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