



Cheveley Park, Grantham NG31 7UJ



welcome to

Cheveley Park, Grantham

Well presented Park Home on the popular Cheveley Park site on the outskirts of Grantham. Good access to the A1 and on a bus route to the town centre. Offering a lounge, modern fitted kitchen, two bedrooms and bathroom. Allocated parking and gardens.



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.

Kitchen

9' 3" x 11' 8" (2.82m x 3.56m)
Entering the property to the side into directly into the kitchen, which has a modern range of units to both the floor and eye level with wood effect worktops over, white sink, drainer, mixer tap and decorative tile splashbacks. Integrated double oven, gas hob with extractor hood above. Space for a washing machine and fridge freezer, wall mounted boiler, radiator, and wood effect flooring. Window and door to the side.

Lounge/Diner

10' 6" x 19' 5" (3.20m x 5.92m)
Lovely dual aspect room with windows to both the front and side aspects, two radiators, carpet, access through to the inner hallway and door access to the side.

Bedroom One

11' 8" x 9' 5" (3.56m x 2.87m)
With a window to the side aspect, carpet and a radiator.

Bedroom Two

9' 6" x 8' 4" (2.90m x 2.54m)
With a window to the rear aspect, would effect flooring and a radiator.

Bathroom

8' 3" x 6' 7" (2.51m x 2.01m)
With a window to the side aspect and comprising of a four piece suite, roll top bath, corner shower cubicle, fitted vanity sink unit with WC, tiling to the walls and vinyl flooring,

General Description Outside

Low maintenance to the front with a stone garden. Steps leading up the side entrance, lawn and parking to the side.

Agents Note:

Leasehold property with charges applicable
Ground rent of Approximately £155 p mth.
Service Charges TBC



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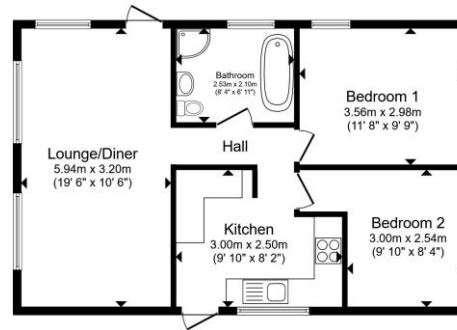
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARDS CHAIN
- TWO BEDROOMS

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

£40,000



Total floor area 56.4 m² (607 sq. ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.properbox.co

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Please note the marker reflects the postcode not the actual property

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Property Ref:
GST114335 - 0002

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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.

william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)