



Britannia Gardens, SPALDING PE11 1YE

welcome to

Britannia Gardens, SPALDING

Two bedroom end terraced property, AVAILABLE WITH NO CHAIN. Lounge & kitchen. Family bathroom with THREE PIECE SUITE. Allocated parking for two cars to the rear plus visitors space & LOW MAINTENANCE REAR GARDEN. Popular residential location close to town



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.

Entrance Hall

Having laminate flooring.

Lounge

15' 5" x 11' 10" (4.70m x 3.61m)

Comprising of stairs to the first floor. French doors leading to the garden. Laminate flooring.

Kitchen

8' 5" x 7' 11" (2.57m x 2.41m)

Having wall and base units. Stainless steel sink. Wall mounted gas boiler. Integrated electric oven, four ring hob, extractor. Space for a fridge and washing machine.

Bedroom One

12' 2" x 9' 10" (3.71m x 3.00m)

Comprising of a range of built-in wardrobes.

Bedroom Two

11' 11" x 5' 9" (3.63m x 1.75m)

Having access to the loft.

Bathroom

8' 6" x 5' 9" (2.59m x 1.75m)

Comprising of a W/C. Pedestal sink. Bath with shower over. Extractor. Heated towel rail. Shaving point. Laminate flooring. Partially tiled walls.

Exterior:

Having a enclosed fenced garden. Low maintenance gravelled area. Timber garden shed. Undercover patio area. Timber store.

Agents Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Britannia Gardens, 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
- AVAILABLE WITH NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113066 - 0009

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