



Starting Bid £75,000

TENURE : FREEHOLD

Ashby, DN16

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Available for purchase via modern method of auction

Council tax band A

Double bedrooms

Open plan lounge

Large gardens

Walking distance to local and retail services

Louise Oliver Properties Limited
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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000.

A two-bedroom semi - detached property located to the Ashby, Scunthorpe. The property is situated within walking distance to a wide range of local services, including, shopping facilities, doctors' surgery, local schools, and public transport routes.

Briefly the property comprises of, front aspect uPVC door opening to entrance hall with stairs to first floor and exiting to the ground floor reception room. The open plan lounge comprises comfortable front aspect room with central fire, and rear aspect lounge area with open fire located and under stair storage. To the rear of the property a spacious kitchen with large dining area features rear exit to terrace. To the first floor two double bedrooms, and spacious bathroom benefiting scope to include a four-piece bathroom suite. Externally the property offers large gardens, with gated access to the rear and fully fenced perimeter, and scope for off road parking to the front aspect.

Viewings welcome.

ENTRANCE

uPVC door to front aspect, stairs to first floor, and light to ceiling.

LOUNGE

Front aspect bay uPVC window, radiator, gas fire, light to ceiling.

SITTING ROOM

Side aspect window, under stairs storage, log burner to brick surround mantle, double doors exiting to kitchen, and light to ceiling.

KITCHEN/DINER

Large space for dining, wooden wall and base units, gas combi-boiler, twin rear aspect uPVC windows, uPVC door exiting to rear garden, radiator, stainless steel sink and drainer, and light to ceiling.

BEDROOM ONE

Double bedroom, front aspect uPVC window, radiator, and light to ceiling.

BEDROOM TWO

Double bedroom, rear aspect window, light to ceiling.

BATHROOM

Side aspect window, light to ceiling.

EXTERNAL

Front aspect large laid to lawn with potential for ample off-road parking. Rear aspect fully enclosed with gated access, decking, and large established lawn.

DISCLAIMER: Louise Oliver Properties Limited themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Louise Oliver Properties Limited has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing

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'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

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.

Full clarification is available upon request or by notification within the legal pack.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. VIEWING THE PROPERTY PRIOR TO BIDDING IS ADVISED.

Bids can be made via The Auctioneers or the Marketing Agents website.

Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

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.

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.

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 of 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 6,000 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 your 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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