



Hamilton Road, Grantham Lincs NG31

Auction Starting Bid £135,000

Council Tax Band A - EPC Rating E - Freehold



For sale by Modern Auction Starting Bid £135,000

- For Sale By Auction - T&Cs Apply
- Three Bedrooms
- No Chain
- Off Road Parking
- Garage
- Good Size Garden

For Sale By Modern Auction Secure My Sale Estate Agents are thrilled to bring to market this Three Bedroom, Semi-Detached property located in a popular area of Grantham. **Terms and conditions apply.**

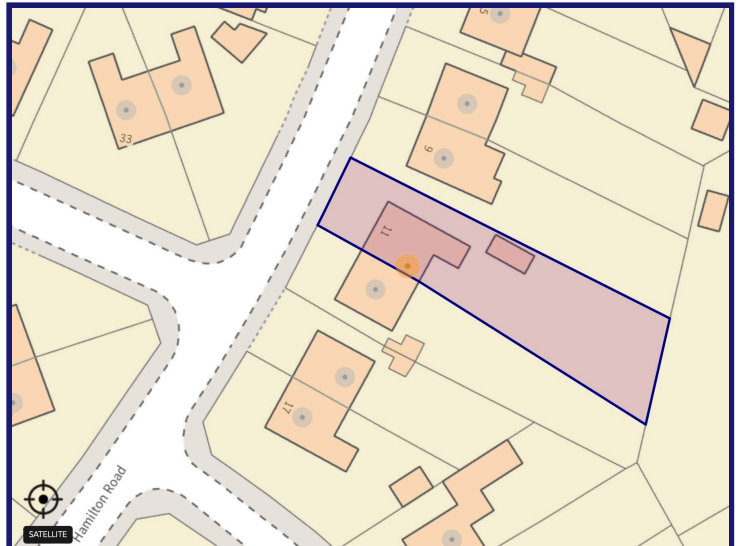
A fantastic opportunity to buy a property to add your own touch to make this your own family home. To the front of the property, we walk through into the entrance hall which leads through to the kitchen with access to the first floor from the stairs. Through to the spacious kitchen/dining area we have ample wall and base units within the kitchen area and space for a dining table with a patio door facing the beautiful rear garden. Off the dining space we have double doors into the living room which faces the front of the property. Off the kitchen we also have a side entrance which takes you into the inner hall with further access to the kitchen, a downstairs toilet and an additional room which is currently used as a storage room but has potential to be utility room, playroom, or something similar with work done to it.

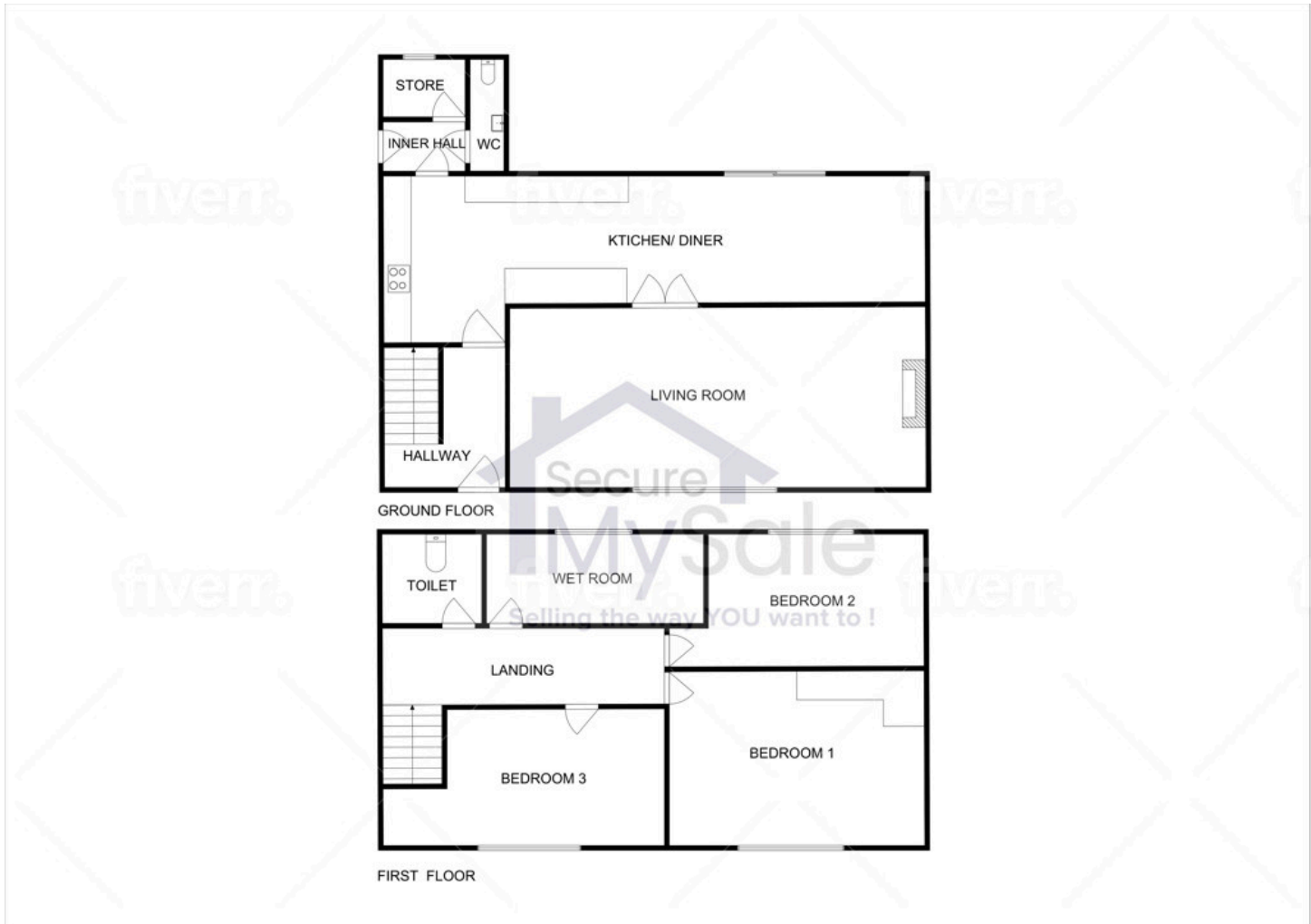
The First floor has a standalone toilet which is separate to the wet room. The wet room has a basin, an electric shower. Bedroom One is a fantastic double with a storage cupboard. Bedroom Two overlooks the rear garden and again is a fantastic size double bedroom. Bedroom Three is a single room which also has the boxing from the stairs below. To the rear we have a single garage and a garden which is partially patio and partially lawned. It has been well maintained over the years and it is a wonderful addition to the property.

Entrance Hall: 1.8m x 2.5m
Kitchen/Diner: 5.8m x 4.1m (Max)
Living Room: 3.9m x 3.8m
Inner Hall: 1.6m x 0.9m
Downstairs Toilet: 0.8m x 1.4m
Storage Room: 2.6m x 2m
Toilet: 0.8m x 1.7m
Wet Room: 1.7m x 1.5m
Bedroom One: 3.8m x 3.2m
Bedroom Two: 3.9m (Max) x 2.8m
Bedroom Three: 1.8m x 2.4m
Single Garage
Gardens

Auctioneers Additional Comments Pattinson Auction are working in Partnership with Secure My Sale Estate Agents 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. 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 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 Secure My Sale 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.





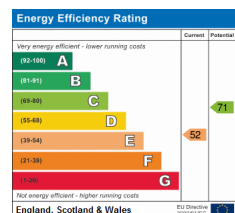
Secure My Sale

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