



Corner House Authorpe Road South Reston Louth
LN11 8JJ

£220,000

Council Tax Band D

JOHN TAYLORS
EST. 1859

An excellent opportunity to acquire by auction an affordable traditional detached cottage which offers spacious rooms as well as ample off street parking and is situated on a corner plot within the village. EPC rating C. Unconditional on-line auction. Bidding opens on 3rd September 12noon and closes 4th September 2pm.

Rooms

Entrance Hall

With uPVC double glazed front door, tiled floor, Camray 3 oil fired central heating boiler and timer control, uPVC double glazed window.

Ground Floor Shower room

1 With lined shower cubicle housing mains fed shower,, wash basin, tiled walls, radiator and tiled floor, uPVC double glazed window.

6'2" x 5'8" (1.9m x 1.77m)

Lounge

With fireplace housing and LPG stove effect fire and having style timber surround, three uPVC double glazed windows, two radiators and wall lights. Measurement into chimney recess.

18'7" x 11'6" (5.72m x 3.55m)

Dining room

With feature fireplace having Regency style pine surround and tiled hearth, uPVC double glazed window, radiator and openings to Kitchen. Measurements into chimney recess.

11'9" x 11'6" (3.63m x 3.55m)

Kitchen

With fitted wall and base cupboards, granite effect worktops, stainless steel sink having mini sink, mixer tap and drainer board, tiled splashback, uPVC double glazed windows, space for electric cooker, under stairs cupboard, tiled floor. Maximum depth measurement.

12'2" x 12' (3.72m x 3.68m)



Utility Room

With worktop, plumbing for washing machine, uPVC double glazed window and tiled floor.

Sun Lounge

5.25 m wide times 1.7 m deep With uPVC double glazed windows and external door, tiled floor, radiator and polycarbonate pitch roof.

Stairs To First Floor Landing

With uPVC double glazed window and radiator.

Bedroom 1

With two uPVC double glazed windows and a radiator. Maximum width measurement. 12'2" x 11'9" (3.73m x 3.63m)

En-Suite Bathroom

With white suite comprising of a panel bath, WC & wash basin, part tiled walls, access to roof space, radiator uPVC double glazed window with views over open countryside, built-in airing cupboard housing hot water cylinder. Measurements into sloping roof.

8'8" x 5'9" (2.7m x 1.8m)

Bedroom 2

With uPVC double glazed window, radiator. Maximum width measurement. 12'3" x 11'9" (3.75m x 3.63m)

En-Suite Bathroom

With panel bath, WC, wash basin, electric light shaving point, uPVC double glazed window, radiator and airing cupboard housing hot water cylinder and cold water tank. Measurement into sloping roof.

11'5" x 6'2" (3.53m x 1.9m)

Bedroom 3

With radiator, access to roof space and uPVC double glazed window. 12'3" x 6'5" (3.77m x 1.99m)

Outside

The gardens include a block paved effect driveway leading to the garage, raised timber deck area, external power point, gravel and concrete slab patio area, gravel driveway with timber entrance gate to the front of the property, small lawn, flower and beds and PVC oil storage tank.

Garage

With metal double doors, power and lighting.
17'2" x 11'3" (5.25m x 3.47m)

Tenure

The property is understood to be freehold.

Services

Services The property is understood to have mains water, electricity & drainage . Oil fired central heating. Solar panel located on the rear roof which we are informed provides hot water and is owned and not leased.

Council Tax Band

According to the governments online portal property is currently in Council Tax Band D .

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 12 Mbps and an upload speed of 1 Mbps. and superfast download 80 Mbps and upload speed of 20 Mbps. Openreach network is available.

Mobile

We understand from the Ofcom website there is likely coverage from 02 and Vodafone.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office.
Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Auction details

The sale of this property will take place on the stated date by way of Timed Auction and is being sold as Unconditional with Variable Fee (England and Wales). Binding contracts of sale will be exchanged at the point of sale. All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.



Auction deposit and fees

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law. The following deposits and non-refundable auctioneers fees apply: • 5% deposit (subject to a minimum of £5,000)

Buyers fee

• Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide. The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property. There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page. This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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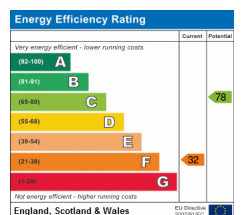
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.