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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



15 Double Street, Spalding PE11 2AA

£90,000 Freehold

- Immediate 'Exchange of Contracts' Available
- Being Sold Via 'Secure Sale'
- Older Style Town House
- Central Location
- Vast Development Potential

BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. **STARTING BID £90,000.** This property will be legally prepared enabling any interest buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION Door from the street into:

SITTING ROOM 14' 5" x 12' 3" (4.40m x 3.75m) including under stairs cupboard, radiator, fuse box, electricity meter, external door opening into the side passage, half glazed door into:

DINING ROOM 13' 1" x 11' 3" (3.99m x 3.43m) Dual aspect with UPVC windows to the rear and side elevations, double radiator, brick fire surround, alcove cupboards, part glazed door to:

KITCHEN 12' 9" x 8' 5" (3.91m x 2.58m) Range of units comprising base cupboards and drawers, worktops, inset single drainer stainless steel sink unit, eye level wall cupboards, intermediate wall tiling, electric oven and hob, wall mounted Ideal Logic gas fired central heating boiler, double radiator, UPVC side window, external entrance door, door into:

STORE 8' 6" x 3' 4" (2.60m x 1.03m)

From the corner of the Dining Room a door leads to a carpeted staircase which rises to:

FIRST FLOOR LANDING Access to loft space, ceiling light, doors arranged off to:



BEDROOM 1 12' 2" x 11' 4" (3.72m x 3.46m) UPVC sash style window to the front elevation, picture rail, radiator, small storage cupboard.

BEDROOM 2 13' 11" x 11' 8" (4.26m x 3.57m) maximum UPVC window to the rear elevation, radiator, range of built-in store cupboards, ornamental fireplace.

BEDROOM 3 11' 8" x 7' 2" (3.56m x 2.20m) Sash style UPVC window to the front elevation, access to loft space, radiator, ceiling light.

WALK THROUGH LOBBY 7' 3" x 9' 11" (2.21m x 3.04m) maximum Radiator, door to:



BATHROOM 6' 3" x 7' 1" (1.91m x 2.18m) Three piece suite comprising panelled bath with shower over, wash hand basin, low level WC, obscure glazed UPVC window, radiator, ceiling light.

EXTERIOR The property fronts on to the pavement and adjacent to the front door there is a wooden door opening into

COVERED AREA 29' 1" x 6' 2" (8.88m x 1.90m) Concrete base, power and lighting, direct access through to a courtyard style garden with paved patio. Attached to the rear of the property is an integral brick store and outside toilet and then a gated access through to a further yard area with:



FORMER ROPE STORE 20' 1" x 9' 5" (6.13m x 2.88m) This being a brick building in poor condition.

Beyond which is a:

LARGE ASBESTOS SHED 45' 11" x 19' 8" (14m x 6m)

DIRECTIONS From the Agents offices walk up New Road into Westlode Street, follow the right hand bend at the top into Double Street and the property is situated on the right hand side.

AMENITIES Being centrally located for Spalding town centre the property is convenient for access to all shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. Peterborough is 19 miles to the south and offers a fast train link with London's Kings Cross minimum journey time 45 minutes.



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'.

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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be dosed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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 up to 6% inc VAT (subject to a minimum which could be up to £7,200 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 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.

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND B

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: 17691

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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