



40a Pen Street

Boston, Lincolnshire, PE21 6TF

NEWTONFALLOWELL 

40a Pen Street,
Boston, Lincolnshire, PE21 6TF
Guide Price **£55,000**

For Sale By Conditional Online Auction, Please Visit www.sdlauctions.co.uk

A first floor flat within a short walking distance to Boston Town Centre. Having accommodation comprising: entrance lobby to first floor landing with kitchen, bathroom and lounge. Stairs up to the second floor accommodation with two bedrooms.

ACCOMMODATION

Side entrance door through to the:

ENTRANCE LOBBY

Having staircase rising to first floor.

LANDING

Having window to rear elevation, coved & textured ceiling and staircase rising to second floor.

KITCHEN

7'11" x 6'5" (2.41m x 1.96m)

Having window to rear elevation, television aerial connection point, work surface with tiled splashback, inset stainless steel sink & drainer, cupboards, drawers, space & plumbing for automatic washing machine under, open ended shelving over. Further work surface with tiled splashback, cupboards & drawers under, space for electric cooker, cupboards over.

BATHROOM

Having extractor fan, tiled splashbacks, pedestal wash hand basin, panelled bath and close coupled WC.

LOUNGE

13'1" x 11'4" (3.99m x 3.45m)

Having window to front elevation, coved ceiling, electric storage heater, wall light points, television aerial connection point and brick built fireplace with slabbed hearth.



SECOND FLOOR LANDING

Having window to rear elevation, coved ceiling and airing cupboard housing hot water cylinder with shelving.

BEDROOM ONE

13'1" x 11'1" (3.99m x 3.38m)

Having window to front elevation, coved ceiling and television aerial connection point.

BEDROOM TWO

12'3" x 8'6" (3.73m x 2.59m)

Having window to rear elevation, coved ceiling, electric storage heater and television aerial connection point.

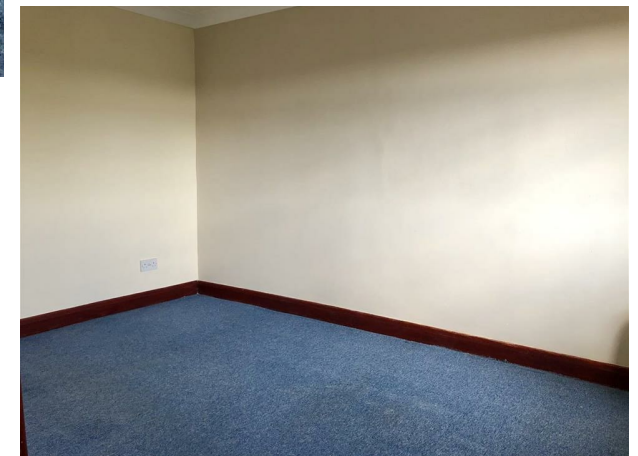


NEWTONFALLOWELL 

*Where Homes
Are Valued!*

Find out how much your home is
worth instantly online now by visiting

newtonfallowell.co.uk/valued



SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric storage heaters. The current council tax is band A.

DIRECTIONS

From our offices in Wide Bargate proceed to the traffic lights and turn right on to Pen Street. The subject property can be located on the left hand side, as indicated by our For Sale board.

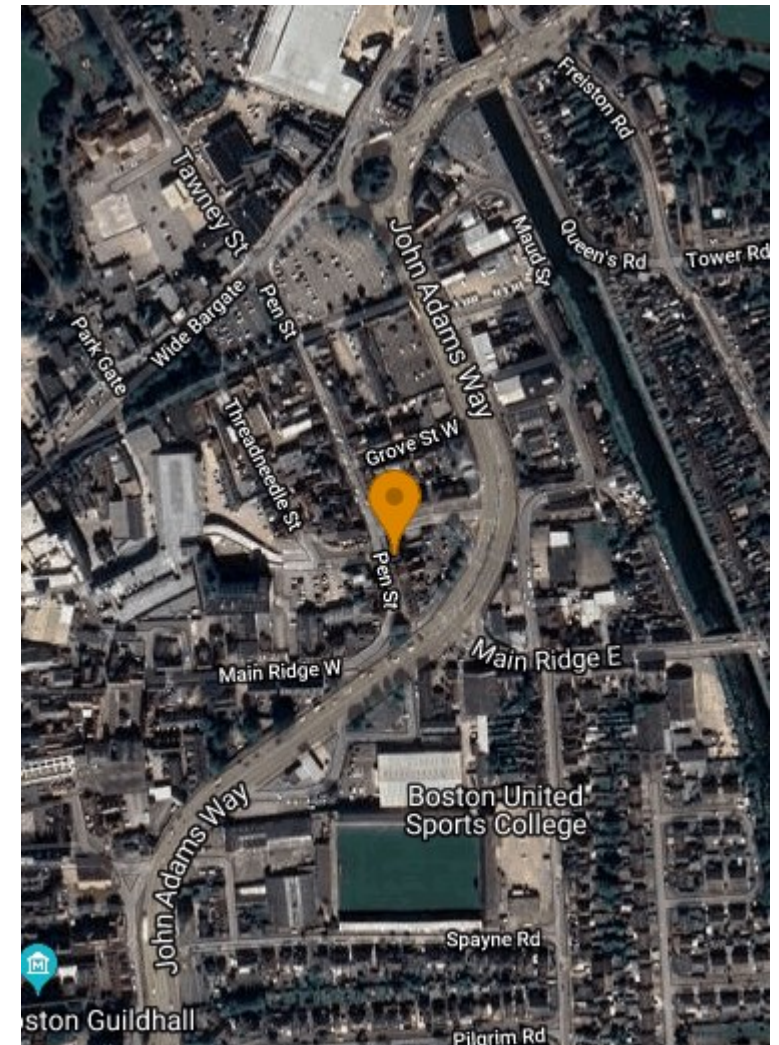
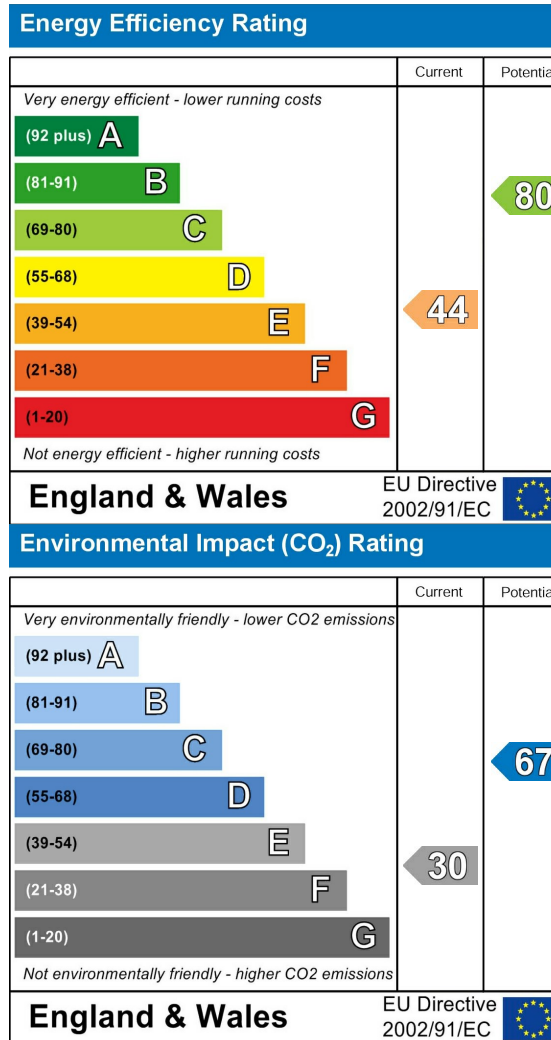
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



CONDITIONS OF SALE

The Conditions of Sale will be available online at least seven days prior to sale ending and the purchaser shall be deemed to have knowledge of same whether inspected or not. Any questions relating to them must be raised prior to the end of the auction.

START PRICES & RESERVE PRICES

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

CONDITIONAL ONLINE AUCTION PROCEDURE

Every online bidder on SDL Auctions must first create an account at www.sdlauctions.co.uk/online-auctions. This is a very quick and simple process. In order to bid, you will need to be authorised for money laundering purposes, this will be carried out at the registration stage. This check will leave a soft footprint on your credit report (but it should not affect your credit rating). The registration process also requires card details to be entered, however the card will not be processed unless you are the successful bidder.

Once you have registered, you will be able to search, download legal documents, arrange site viewings and contact the Auctioneers and the solicitors if you have queries on the property.

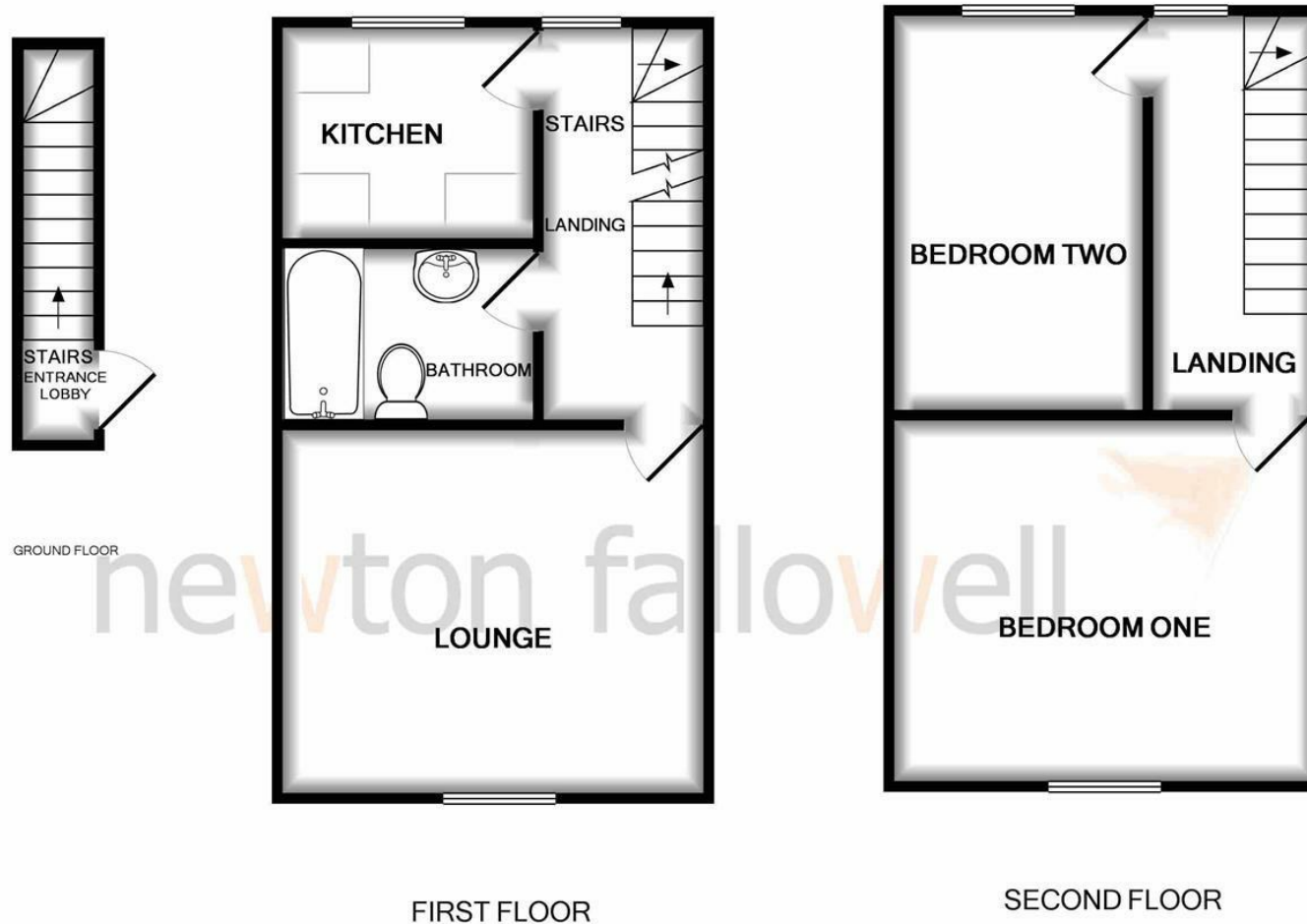
If you are the successful bidder, at the end of the specified time period, you'll enter into a reservation agreement with the seller and have 28 days within which to exchange. If you fail to do so, you may lose your reservation fee. During the 28 day reservation period, the seller is not able to accept other offers.

The sale of each Lot is subject to a reservation fee of 4% + VAT (4.8% inc VAT) subject to a minimum £5,000 +VAT (£6,000 inc VAT). The reservation fee does not contribute towards the purchase price.

We will automatically charge you a minimum fee of £6,000, unless stated otherwise above (using the payment details provided at the registration stage) if you are the successful bidder, as payment towards a reservation fee. Where applicable, you will be required to pay any outstanding amounts of the reservation fee immediately after the end of the auction, which can be paid by debit card or bank transfer. This will be specified in the reservation contract.

By placing a bid, you are authorising the auctioneer to sign the reservation agreement on your behalf.

Full terms and conditions are available at www.sdlauctions.co.uk/online-auctions



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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