

9 Burghley Close, Nettleton

Auction Guide Price **£145,000**

NEWTON FALLOWELL

9 Burghley Close

Nettleton, Market Rasen

VIA AUCTION No Chain.

Generous 2 bedroom detached bungalow in rarely available location. Needs updating. Large lounge/diner, conservatory, kitchen, separate utility and bathroom. South facing garden with summer house. Single garage and 4 car drive parking. Call us on 01652 783030 to arrange your viewing.

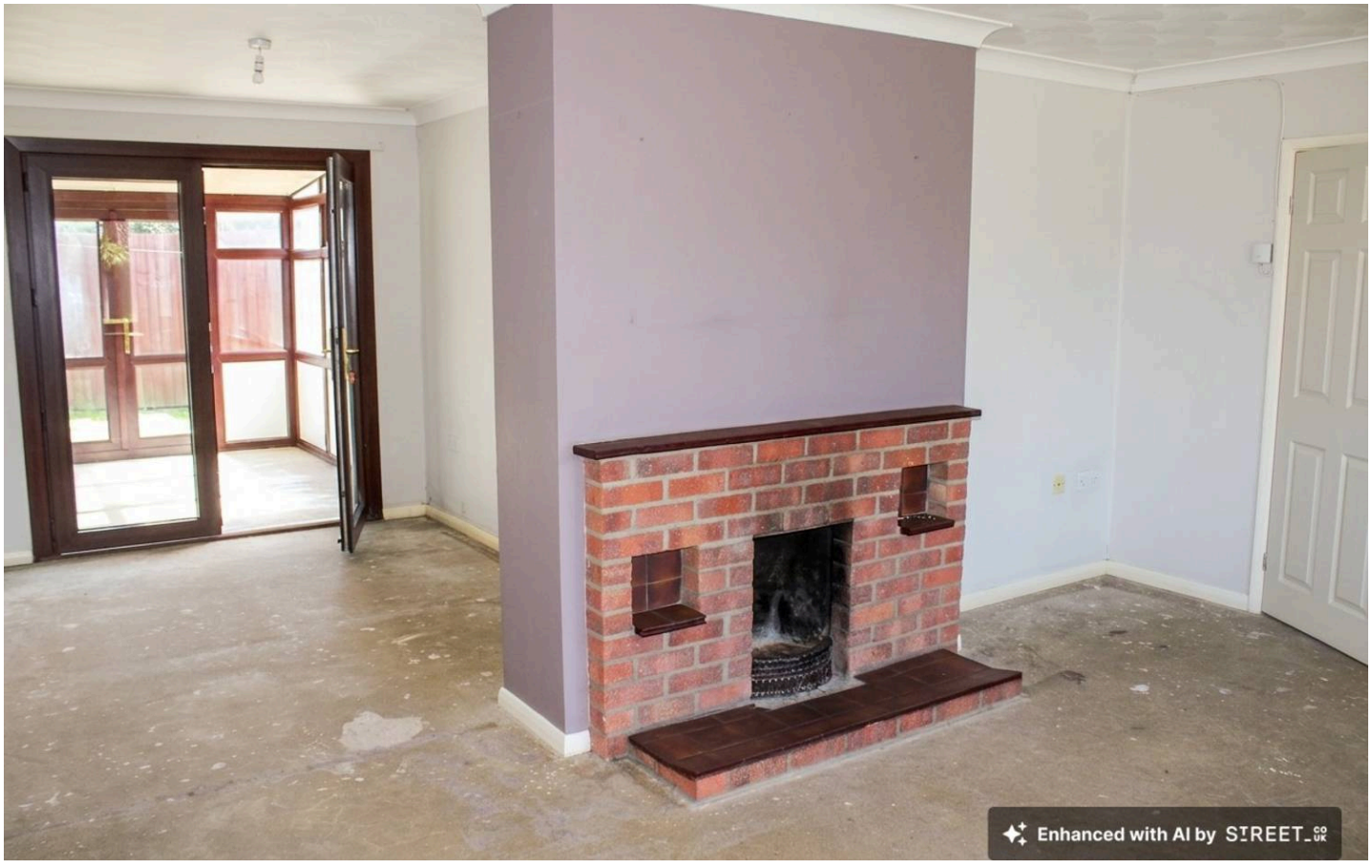
Council Tax band: C

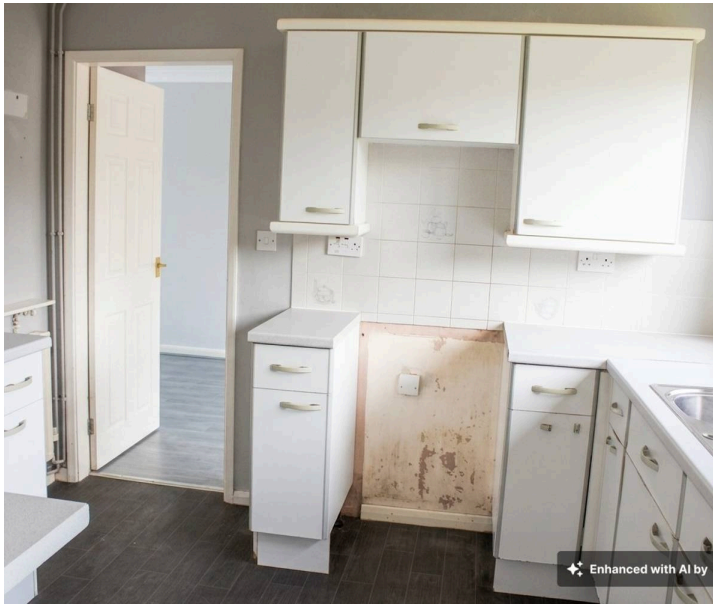
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NO CHAIN
- RARELY AVAILABLE AREA
- UPDATING REQUIRED
- ENCLOSED REAR GARDENS
- DRIVE AND GARAGE
- COUNCIL TAX BAND C
- VIA MODERN AUCTION













Entrance
5' 8" x 4' 2" (1.73m x 1.28m)
A brick and double glazed porch with radiator opens to the hall

Hall
Being L shaped with radiator and coving.

Lounge
16' 6" x 12' 0" (5.03m x 3.66m)
(max measurements) Forming part of a L shaped family space with bow window to the front and brick built open fireplace.

Dining area
9' 0" x 10' 1" (2.75m x 3.07m)
Connecting lounge to conservatory and kitchen with coving, radiator and French doors to the rear.

Conservatory
8' 10" x 8' 11" (2.70m x 2.71m)
Connecting house to garden and comprising of Pvcu panels with sloping roof and radiator.

Kitchen
9' 11" x 8' 10" (3.02m x 2.70m)
Well appointed with a range of white fronted high and low units with inset stainless steel sink unit, under counter spaces for both refrigerator and freezer, electric cooker recess, radiator, tiled splash areas and window overlooking the garden.

Auction Conditions 1
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



Bedroom 1
12' 0" x 10' 11" (3.66m x 3.33m)
A generous forward facing double room with radiator and coving

Bedroom 2
12' 0" x 8' 5" (3.65m x 2.57m)
A side facing room with radiator, coving and deep hanging recess.

Bathroom
9' 11" x 7' 7" (3.01m x 2.31m)
A fully tiled room with suite in white to include a close coupled wc, pedestal wash hand basin, bath with mixer shower over, chrome radiator, extractor fan, tiled floor and deep airing cupboard.

GARDEN

The property enjoys a broad, open plan frontage to Burghley Close and a 4 car drive leads to the attached, brick built single garage with up and over door and side personnel door. The enclosed, south facing garden is again mainly laid to lawn which is best viewed from the timber summer house. A private side garden area with oil fired heating boiler completes the property.

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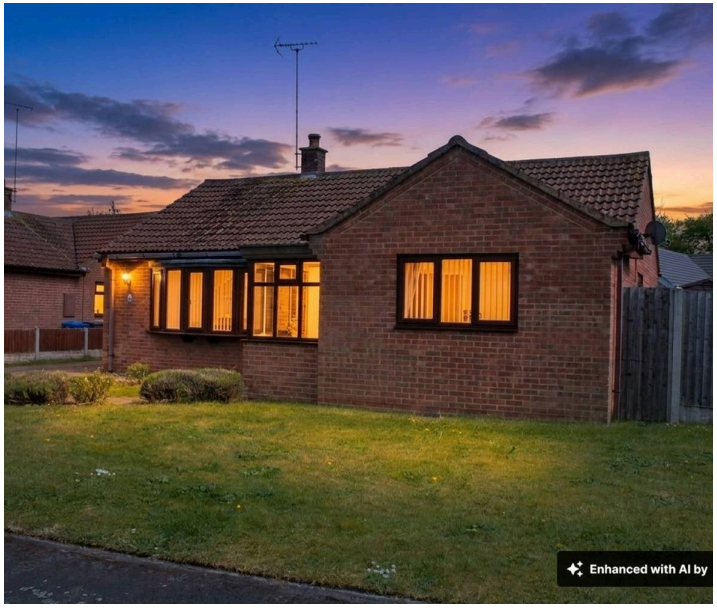


An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested 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.

Buying Procedure

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 nonrefundable 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.

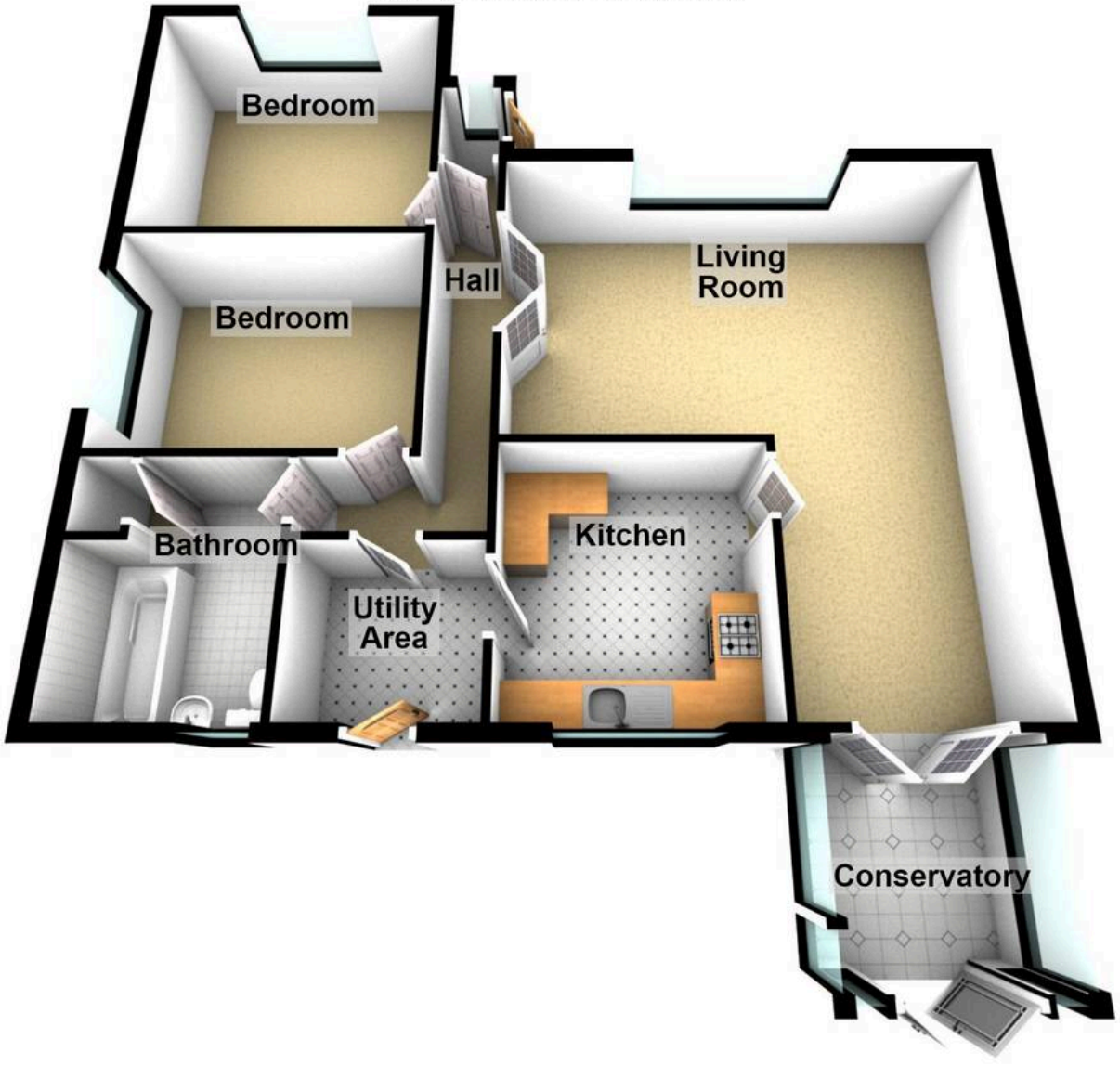






Ground Floor

Approx. 85.5 sq. metres (920.2 sq. feet)



Total area: approx. 85.5 sq. metres (920.2 sq. feet)



Newton Fallowell Brigg

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