



Avolan Church Lane, Alvingham, Louth, LN11 0PY

Guide Price £117,000

Non-Standard Construction

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £117,000.

TES Property bring to the market this detached bungalow located in the pleasant village of Alvingham, only 3.9 miles to the popular market town of Louth. This property is in need of modernization throughout and internally consists of two double bedrooms, kitchen, living room, utility, shower room and W.C. Sitting on a spacious corner plot with wraparound gardens with a single detached garage, coal store and wooden shed, along with a wide range of mature shrubs, trees and bushes throughout.

We have been advised that the property is non-standard construction

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.

Auctioneers Additional Comments

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 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.

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 £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.

Front Porch 6'2" x 10'2" (1.89m x 3.11m)



With dwarf brick wall with uPVC double glazed windows to all three exterior walls, wall lighting and door into hallway.

Hallway

With coving to the ceiling, electric heater, two built in storage cupboards and access to both bedrooms, living room, W.C and shower room.

Breakfast Kitchen 9'0" x 10'5" (2.75m x 3.18m)



Fitted with a range of wall, base and drawer units with worktop over, partly tiled walls, one bowl stainless steel sink unit with drainer, lino flooring, built in storage cupboard to one wall, breakfast bar to one wall, space for oven and larger fridge. A door leads into the utility.

Utility / Rear Porch 6'7" x 7'1" (2.02m x 2.16m)



With uPVC double glazed window to the rear and side and door to side leading to garden.

W.C 2'11" x 4'7" (0.89m x 1.42m)



With W.C and uPVC double glazed window to the rear.

Living Room 15'1" x 10'5" (4.61m x 3.20m)



With feature coal fireplace, uPVC double glazed windows to the front and side, built in storage cupboard, wall lighting and electric heater.

Bedroom 1 11'10" x 10'4" (3.63m x 3.16m)



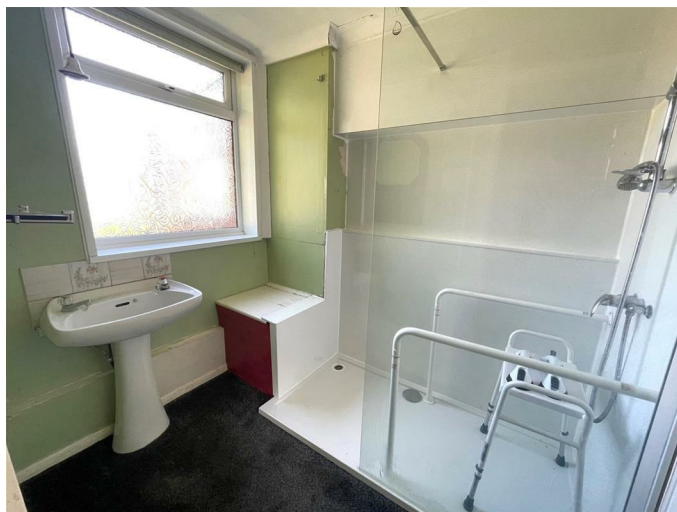
Double bedroom with uPVC double glazed window to the front and coving to the ceiling.

Bedroom 2 11'10" x 10'4" (3.63m x 3.16m)



Double bedroom with built in wardrobes to one wall, coving to the ceiling and uPVC double glazed window to the rear.

Shower Room 5'2" x 7'2" (1.60m x 2.19m)



Fitted with a two piece suite comprising a large walk in shower cubicle with glass shower screen and wash hand basin. There is a uPVC double glazed privacy glass window to the rear and built in airing cupboard which houses the hot water cylinder.

Outside



The property is fronted with a sizeable driveway which provides off road parking for multiple vehicles and leads down to a single detached garage. The wraparound gardens are mainly laid to lawn with a variety of mature shrubs, trees and bushes throughout with a pathway leading around the property with hedging to the boundary. The garden features a coal store, garden shed and outside tap.

Agent Notes

We have been advised that the property is non standard construction with timber framing.

Services

Mains water, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

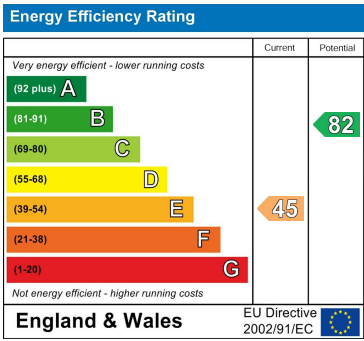
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

Floor Plan

Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.