



Willsons

15, Finsbury Street, Alford

Starting Bid of £113,000



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Willsons
SINCE 1842

15, Finsbury Street, Alford,
Lincolnshire, LN13 9BH

"AGENT'S COMMENTS"

*****Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £113,000*****

This three bedroom detached bungalow offers a living dining room, shower room and kitchen with recently updated doors and worktops. With driveway providing off-road parking and garage, the property benefits from uPVC double glazing throughout, gas-fired central heating and an owned solar installation. With gardens to both the front and rear, the property is conveniently situated within walking distance of amenities and local schools and is brought to the market with no onward chain.

LOCATION

Alford is a market town situated at the foot of the Lincolnshire Wolds, approximately 14 miles north-west of the seaside town of Skegness & 14 miles south of the market town of Louth. It has a wealth of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. There is a variety of shops both independent & national. Eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford has a thriving market with market days being on a Tuesday & Friday as well as periodic Craft Markets. There is a range of clubs & societies for various ages.



Willsons
SINCE 1842

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<https://www.willsons-property.co.uk>

Front of Property

With wide wooden picket gates onto tarmac to driveway to the left of the property leading to the integral garage, gated pedestrian access with concrete pathways to the front of the property and side external door through accessed via a second gate, area of lawn with mature shrubs and plants and boundaries of hedging and fencing.

Living Dining Room

13'1" max x 20'11" (4m max x 6.4m)

'L'-shaped dual aspect room with gas fire, tiled hearth and mantle, serving hatch to the kitchen, two radiators, room thermostat and boiler controls, large picture window to the front of the property, further window to the side and carpeted flooring.

Kitchen

10'5" x 9'6" (3.2m x 2.9m)

With a range of wall and base units with recently installed doors and worktops, sink with drainer and mixer tap, ceramic hob, space and plumbing for washing machine, radiator, Ideal Logic+ combination wall-hung gas fired boiler, serving hatch to the living/dining room, window and partially glazed uPVC door to the driveway and vinyl flooring.

Shower Room

5'2" x 6'2" (1.6m x 1.9m)

With glazed shower enclosure, electric shower and tiled surround, wash basin with individual taps, WC, radiator, partial uPVC wall boarding, obscured window to the garage and vinyl flooring.

Internal Hallway

With loft access, fuse boards for the property and solar installation, airing cupboard (0.8m x 0.5m) with immersion heater and shelving, radiator, partially glazed external door and side panel to the right of the property and vinyl flooring.

Bedroom One

10'5" x 11'1" (3.2m x 3.4m)

With radiator, window overlooking the rear garden and carpeted flooring.

Bedroom Two

10'5" x 9'2" (3.2m x 2.8m)

With radiator, window overlooking the rear garden and carpeted flooring.

Bedroom Three

8'10" x 7'10" (2.7m x 2.4m)

With radiator, window to the side of the property and carpeted flooring.

Rear Garden

With a generous area of coloured concrete patio slabs, with borders of plants and mature shrubs, areas of gravel, concrete pathway to the right of the property, garden shed and boundaries of hedging and fencing.

Garage

16'0" x 8'10" (4.9m x 2.7m)

Lean-to, partially brick-built garage with polycarbonate style side panels to the external wall, up-and-over garage door, wall tap, power and lighting, installation for the solar equipment leading to:

Lean-To Shed

9'2" x 4'11" (2.8m x 1.5m)

To the rear of the garage and of lean-to wooden construction with single glazed windows to the rear and side, power, external door to the rear garden and concrete floor.

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 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.

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 6,000 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 & Possession

The property is freehold with vacant possession upon completion.

Services

We understand that mains gas, electricity, water and drainage are connected to the property. The property also has 16 solar panels which are fitted to the roof and are understood to be owned by the property.

Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate:

The property has an energy rating of 'C'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 6235-5321-9500-0227-4202

Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.

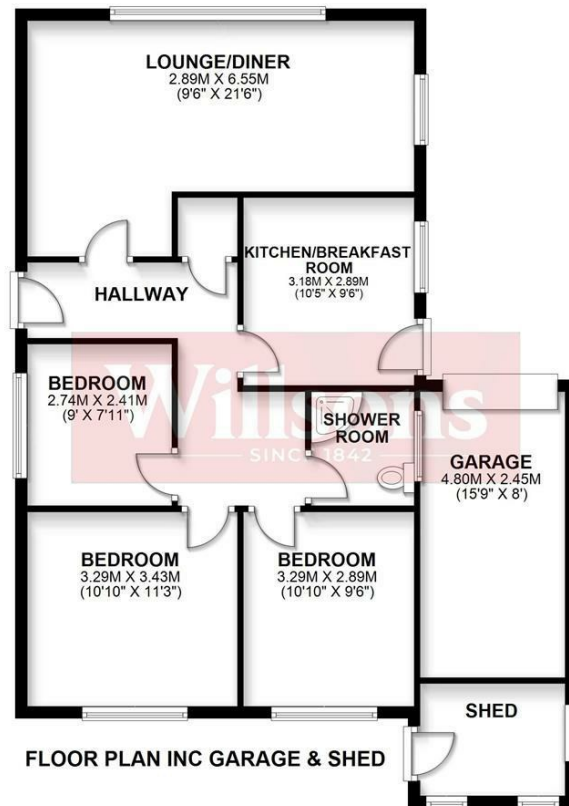
Directions

From the main A16 at Ulceby Cross, take the A1104 towards the town of Alford, travel through the town turning right onto the B1196 Willoughby Road. Turn left into Finsbury Street. The property can be found after 120m on the left.

What3words: ///assembles.posed.masters



15 Finsbury
Street
Alford
LN13 9BH



TOTAL AREA: APPROX. 92.6 SQ. METRES (996.8 SQ. FEET)

FLOORPLAN Not to scale – For identification purposes only

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.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



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