



**Bertie Close, Long Sutton Spalding PE12 9FS**



**welcome to**

**Bertie Close, Long Sutton Spalding**

MODERN METHOD OF AUCTION. This detached bungalow is situated a short distance from town offering local amenities, doctors and cafes . With three bedrooms, lounge, kitchen/diner and conservatory overlooking the garden. BEING SOLD WITH NO CHAIN.



## **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## **Entrance Porch**

### **Entrance Hall**

having airing cupboard and loft hatch.

## **Lounge**

16' 9" x 11' 11" ( 5.11m x 3.63m )

having attractive fireplace with inset fire.

## **Kitchen/Diner**

12' 8" x 11' 11" ( 3.86m x 3.63m )

having range of units at wall and base level, worktops with stainless steel sink. Built-in oven with gas hob and extractor.

## **Utility Room**

7' 5" x 6' 9" ( 2.26m x 2.06m )

## **Conservatory**

13' 1" x 9' 8" ( 3.99m x 2.95m )

being of UPVC construction. With patio doors leading to the garden.

## **Cloakroom**

having low level WC, wash hand basin and heated towel rail.

## **Bedroom 1**

12' 3" x 12' 3" ( 3.73m x 3.73m )

having built-in wardrobe with 2 bed side tables and chest of drawers

## **Bedroom 2**

12' 3" x 10' 3" ( 3.73m x 3.12m )

## **Bedroom 3**

10' 5" x 9' 3" ( 3.17m x 2.82m )

## **Wet Room**

having shower, low level WC and wash hand basin.

## **Garage**

15' 7" x 9' 10" ( 4.75m x 3.00m )

having electric roller door, power and light.

## **Outside**

the property sits back behind a block paved drive offering off road parking. The rear garden having lawn and patio area with fields views to the rear.



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## Bertie Close, Long Sutton Spalding

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED THREE BEDROOM BUNGALOW IN POPULAR LOCATION BEING SOLD BY MODERN METHOD OF AUCTION
- LOUNGE & KITCHEN/DINER

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106975 - 0003

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