



High Meadow, Grantham NG31 7LU

welcome to

High Meadow, Grantham

FANTASTIC PROJECT !! Three bed detached bungalow in need of modernisation - Gardens, driveway and garage, in a very sought after location.
OPENHOUSE Saturday 8th Aug 1 - 2pm. Call to book your viewing 01476 566363.



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

Wooden porch to the side of the property giving access into the garden and sunroom.

Lounge

18' x 10' 10" (5.49m x 3.30m)

With a frosted window to the side aspect, brick fireplace with hearth and fire, carpet, radiator and access into the sunroom.

Sunroom

16' 7" x 7' 6" (5.05m x 2.29m)

Bright room with windows looking out to the rear garden and access into the rear porch.

Kitchen

With a window to the side aspect and having a range of units to both the floor and eye level with worktops over, sink, drainer, mixer tap and decorative tile splashbacks. Space for appliances, tile effect flooring and a radiator.

Hallway

Radiator, hatch access into the loft and access into the bedrooms, wetroom and lounge.

Bedroom One

13' 9" x 10' 10" (4.19m x 3.30m)

With a window to the front aspect, a range of built in wardrobes and cupboards, carpet and radiator.

Bedroom Two

10' 5" x 9' 8" (3.17m x 2.95m)

With a window to the front aspect, having a range of units and shelving and a radiator.

Bedroom Three

9' 8" x 6' 10" (2.95m x 2.08m)

With a window to the side aspect, carpet, radiator and wall mounted boiler.

Wetroom

6' 4" x 5' 7" (1.93m x 1.70m)

With a window to the side aspect and comprising of a shower, pedestal wash hand basin, low level WC, extractor fan and tiled flooring.

General Description Outside

Open block paved front and driveway leading to a single garage. Centre feature shrub. The spacious rear garden features an undercover seating/storage area with artificial grass and space for hanging planters. A cottage style feel to the open garden which incorporates a selection of mature plants, shrubs and trees. and including a range of outbuildings, with the potential for storage or garden use.

Single garage - with an up and over door, power, lighting and a personal access door into the garden.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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High Meadow, Grantham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- PROJECT! PROJECT! PROJECT!
- DETACHED - THREE BEDROOMS

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



guide price

£155,000

Total floor area 95.1 m² (1,023 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co


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Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST114263 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk