

40 Woodlands Avenue, Immingham
Starting Bid: £115,000.00



With NO FORWARD CHAIN on the vendors side we are pleased to bring to the market this delightful three bedroom detached bungalow which is well presented throughout. Set within this popular location the property benefits from gas central heating and uPVC double glazing and briefly comprises of the entrance hallway, bathroom, living room, kitchen and three bedrooms. Well maintained front and rear gardens with the rear enjoying a sunny aspect and a good degree of privacy. Driveway and detached garage.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rooms

Entrance Hall

Entered through a porch, the entrance hall reveals coving to the ceiling, a radiator and carpeted flooring. There is also the airing cupboard.

Lounge

15' 0" x 12' 6" (4.56m x 3.80m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and carpeted flooring. There is also a feature fire place.

Kitchen

14' 0" x 9' 1" (4.26m x 2.76m)

The kitchen has a window to the rear elevation, a radiator and vinyl flooring. There is also a range of fitted units to base and eye level with a one and a half bowl sink and drainer, plumbing for a washing machine, an electric double oven and hob with extractor over. There is also space for a table and chairs.

Bedroom One

12' 3" x 9' 11" (3.74m x 3.03m)

Bedroom one has a window to the rear and side elevation, coving to the ceiling, a radiator and carpeted flooring.

Bedroom Two

10' 0" x 8' 11" (3.04m x 2.72m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and carpeted flooring.

Bedroom Three

9' 2" x 6' 8" (2.79m x 2.04m)

Bedroom three has a window to the rear elevation, a radiator and carpeted flooring.

Bathroom

7' 9" x 5' 7" (2.36m x 1.69m)

The bathroom has an opaque window to the side elevation, fully tiled walls, a radiator and vinyl flooring. There is also a white suite with a WC, basin and bath with mains shower and glass screen.

Garage

The garage has an up and over door.

Outside

To front and rear there are decorative low maintenance gardens and a driveway providing ample off road parking. There is also patio area ideal for alfresco dining in the rear and lawn to the front.