

69 Ancaster Court, Scunthorpe

Starting Bid: £55,000.00



The internal accommodation comprises of; ground floor entrance with staircase to first floor, spacious Lounge, fitted Kitchen, Two double Bedrooms and a modern fitted Bathroom.

The property also has the benefit of uPVC Double Glazing and Gas central heating.

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.

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 £220.00 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

Through uPVC door into:

ENTRANCE HALL

Stairs leading to the first floor, doors to living room, bathroom, two bedrooms and built in storage.

LIVING ROOM

13' 5" x 12' 10" (4.1m x 3.9m)

Fitted carpet, window to the front aspect, radiator, electric fire with wooden surround and granite hearth, door leading through to kitchen.

KITCHEN

10' 1" x 8' 8" (3.07m x 2.64m)

Fitted with wall and base units, one and half stainless steel sink with mixer tap, part tiled walls, gas hob with overhead extractor, electric built in oven, wall mounted boiler, space for washing machine and fridge, tile effect vinyl effect flooring and window to the rear aspect.

BEDROOM ONE

11' 4" x 12' 4" (3.45m x 3.76m)

Fitted carpet, window to the front aspect and radiator.

BEDROOM TWO

9' 8" x 9' 11" (2.95m x 3.02m)

Fitted carpet, window to the rear aspect and radiator.

BATHROOM

6' 8" x 5' 6" (2.03m x 1.68m)

Vinyl tile effect flooring, fully tiled walls, three piece suite comprising of bath with overhead shower, wash hand basin and low level w.c and heated towel rail.

EXTERNALLY

To the rear of the property is a laid to lawn garden, enclosed by fencing. Detached garage with up and over door and recent refelted roof.