

6 Waterworks Street, Gainsborough

Starting Bid: £25,000.00



We are delighted to offer for sale this two bedroom mid-terrace property situated in an established residential area of Gainsborough.

Being sold with the benefit of no onward for ease of purchase. The property comprises of open plan lounge through dining area, kitchen and ground floor bathroom. To the first floor are two double bedrooms.

The property has gas fired central heating and a yard onto the front and rear. The property lends itself to buy to let investors and commands early and internal inspection which is via the selling agent.

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 TO THE PROPERTY

Via a door into:

LOUNGE THROUGH DINING ROOM

26' 3" x 11' 9" (8m x 3.58m)

With windows, central heating radiator and stairs to the first floor, laminate flooring and deep under stairs storage space, dining area leads onto:

KITCHEN

8' 10" x 6' 1" (2.7m x 1.85m)

With a range of wall and base units, stainless steel sink and drainer, window and space and plumbing for all appliances and access given to:

LOBBY AREA

With central heating radiator and door onto the rear garden and access given to:

GROUND FLOOR BATHROOM

With three-piece suite in white, separate shower over and half tiled walls.

FIRST FLOOR LANDING

Access to two bedrooms.

BEDROOM ONE

11' 11" x 11' 11" (3.63m x 3.63m)

With a window to the front and central heating radiator.

BEDROOM TWO

11' 10" x 11' 10" (3.6m x 3.6m)

With a window to the rear, airing cupboard space, wall mounted gas boiler and central heating radiator.