



**7 South Fen Road, Bourne, Lincolnshire PE10 0DN**

**£230,000**



\*\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £230,000\*\*\* Rosedale are delighted to bring this property to the market. The property offers great potential, although it is in need of updating. There are currently three bedrooms, two en suites, three reception rooms, a kitchen, utility room, and a summer room. The plot includes numerous sheds and workshops scattered among overgrown foliage, plenty of parking, and a large aluminium boathouse measuring approximately 40' x 30'. This property sits within 0.6 acres and is prime for further development (subject to planning permission). To fully appreciate this opportunity, viewings are highly recommended. EPC Energy Rating: Currently Unavailable Council Tax Band: C



**ENTRANCE PORCH**

Two windows to side and glazed door to front,

**SITTING ROOM**

14' 0" x 10' 9" (4.27m x 3.28m) (approx.) Tiled flooring, radiator and window to front.

**DINING ROOM**

15' 1" x 10' 5" (4.60m x 3.17m) (approx.) Window to front and radiator.

**LOUNGE**

15' 4" x 12' 4" (4.67m x 3.76m) (approx.) Brick built fireplace, window to front and rear and glazed door to front.

**LOBBY**

**KITCHEN**

9' 10" x 7' 11" (3.00m x 2.41m) (approx.) Fitted with a range of base units, sink unit, tiled worktops, part tiled walls, radiator and two windows to rear and side.

**PANTRY**

Window to rear and shelving.

**UTILITY**

9' 3" x 8' 0" (2.82m x 2.44m) (approx.) Fitted with a range of base and eye level units, sink unit, part tiled walls, plumbing and space for washing machine, radiator, window to rear and door to:

**CONSERVATORY**

18' 5" x 8' 8" (5.61m x 2.64m) (approx.) Pitched roof and sliding doors to both sides.

**HALL**

Stairs to first floor.

**BATHROOM**

Fitted with a three piece suite comprising WC, wash hand basin and bath, 1/2 tiled walls, radiator and window to side.

**LANDING**

Two windows to rear, radiator, storage and shelving.

**BEDROOM ONE**

13' 6" x 11' 10" (4.11m x 3.61m) (approx.) Window to front and radiator.

**ENSUITE**

Fitted with a two piece suite comprising WC and wash hand basin, airing cupboard and window to side.

**BEDROOM TWO**

14' 2" x 12' 10" (4.32m x 3.91m) (approx.) Window to side, radiator, pitched roof and cupboard.

**BEDROOM THREE**

11' 11" x 8' 9" (3.63m x 2.67m) (approx.) Window to front, built in wardrobe and radiator.

**ENSUITE**

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle and window to rear.

**ALUMINIMUM BOAT HOUSE**

40' 2" x 29' 7" (12.24m x 9.02m) (approx.) Arch and sliding doors.

**STOREROOM**

Storeroom attached to house, accessed from exterior.

**OUTSIDE**

Large plot with numerous storage sheds/workshops, parking area, mature shrubs and trees.

**AGENTS NOTE**

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

**AUCTIONEERS ADDITIONAL COMMENTS**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**AUCTIONEERS ADDITIONAL COMMENTS**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

