



4 Dunns Lane, Church Street

£80,000 Freehold

TRADITIONAL END OF TERRACE COTTAGE • NO UPWARD CHAIN • MODERN METHOD OF AUCTION • 2 BEDROOMS • SPACIOUS FRONT LOUNGE • FITTED KITCHEN & GROUND FLOOR BATHROOM • LOW MAINTENANCE ENCLOSED REAR GARDEN & OUTBUILDING • IDEAL INVESTOR PURCHASE • CENTRAL VILLAGE LOCATION • VIEW VIA OUR BRIGG OFFICE



FOR SALE BY MODERN METHOD OF AUCTION | IDEAL INVESTMENT OPPORTUNITY | VACANT POSSESSION | CENTRAL VILLAGE LOCATION

Paul Fox Estate Agents are pleased to offer to the market this quaint end-terrace cottage, situated along a pedestrian-only lane in the heart of the popular village of Hibaldstow, conveniently placed for local shops and amenities.

Offered with immediate vacant possession, the property requires modernisation throughout and presents an excellent opportunity for investors or buyers looking to create a home to their own specification.

The accommodation briefly comprises a rear entrance/utility area, three-piece ground-floor bathroom, fitted kitchen and spacious front-facing lounge. The first floor provides two well-proportioned bedrooms.

Outside, the property enjoys a low-maintenance enclosed rear garden with a useful brick-built storage outbuilding. Further benefits include uPVC double glazing and a recently installed gas combination central heating system.

Viewing is highly recommended via our Brigg office.

EPC Rating: D | Council Tax Band: A

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service.

Kirton Lindsey is a town just off the A15 with amenities to include Co-op, shops, takeaways, pubs and much more. There are transport links to Gainsborough, Market Rasen, Scunthorpe and Lincoln.

Council Tax band: D

Tenure: Freehold



Kitchen

12' 3" x 7' 0" (3.73m x 2.14m)

Rear Hall

4' 8" x 5' 7" (1.43m x 1.70m)

Bathroom

5' 7" x 6' 2" (1.70m x 1.88m)

Lounge

11' 2" x 15' 2" (3.40m x 4.63m)

Bedroom 1

12' 5" x 12' 6" (3.78m x 3.80m)

Bedroom 2

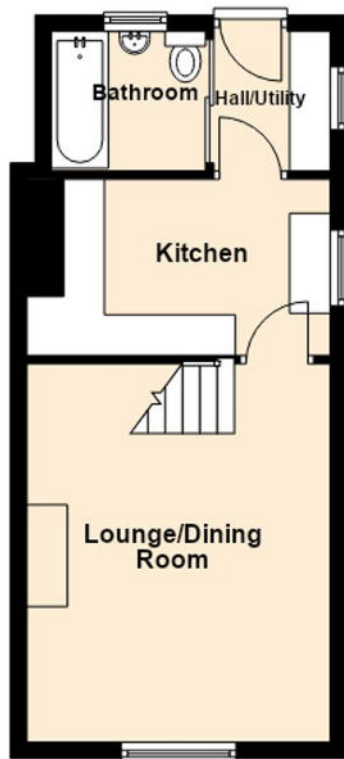
7' 10" x 12' 6" (2.40m x 3.80m)





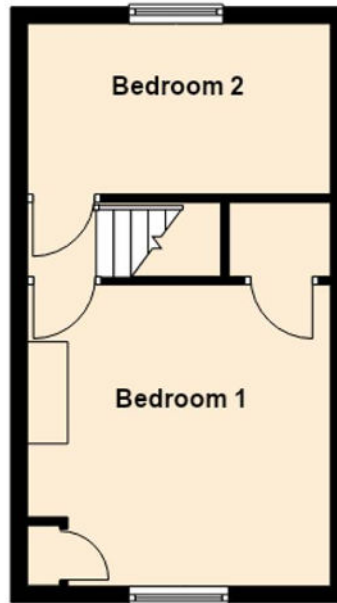
Ground Floor

Approx. 32.0 sq. metres (344.6 sq. feet)



First Floor

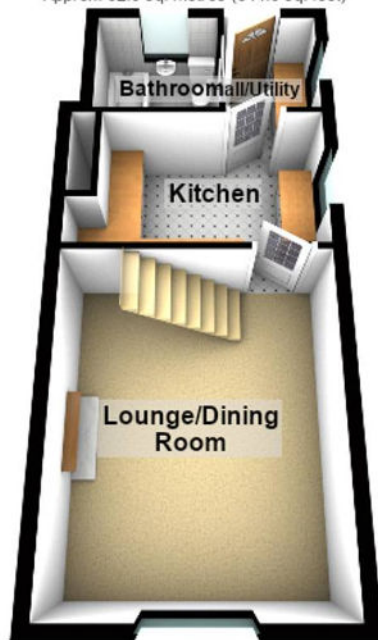
Approx. 25.8 sq. metres (277.6 sq. feet)



Total area: approx. 57.8 sq. metres (622.2 sq. feet)

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Paul Fox Estate Agents

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