

Pygott & Crone

7 Coastguard Cottage

Fosdyke, Spalding, PE12 6LJ

Guide Price

£100,000

2 Bedroom Terraced House

- Freehold
- Modern Method of Auction – T & C's apply
- Reservation Fee Payable
- Charming terraced cottage located in the village of Fosdyke
- Family lounge with multi-fuel stove and back boiler.
- Kitchen with adjoining utility area plus ground floor bathroom
- Two spacious double bedrooms to the first floor
- Converted loft providing a potential third bedroom or office space.
- Enclosed garden area with shed and planters
- EPC Rating - E, Council Tax Band - A

Click here to access the Energy Performance Certificate for 7 Coastguard Cottage, Fosdyke, Spalding, PE12 6LJ





Overview

Modern Method Of Auction - T & C's Apply - This charming terraced cottage offers a wonderful blend of character and practicality, making it an ideal home for couples, small families, or those seeking a peaceful retreat.

Upon entering through the stable door, you are welcomed into a useful porch that leads through to the family lounge. The lounge is the heart of the home, featuring a multi-fuel stove back boiler, creating a warm and cosy atmosphere. To the rear, the kitchen provides ample storage and preparation space, complemented by a separate utility area. A ground floor wet room completes the accommodation on this level.

Upstairs, there are two generous double bedrooms. The property also benefits from a converted loft, currently utilised as an office/third bedroom, offering flexible living options for modern needs.

Externally, the cottage enjoys a pleasant position within a row of characterful terraced homes, close to the surrounding countryside, with enclosed garden including shed, and planters ideal for growing vegetables and to the front roadside parking is available.

Agent note;- The current owner is unaware of the properties drainage situation, further investigations will be required.



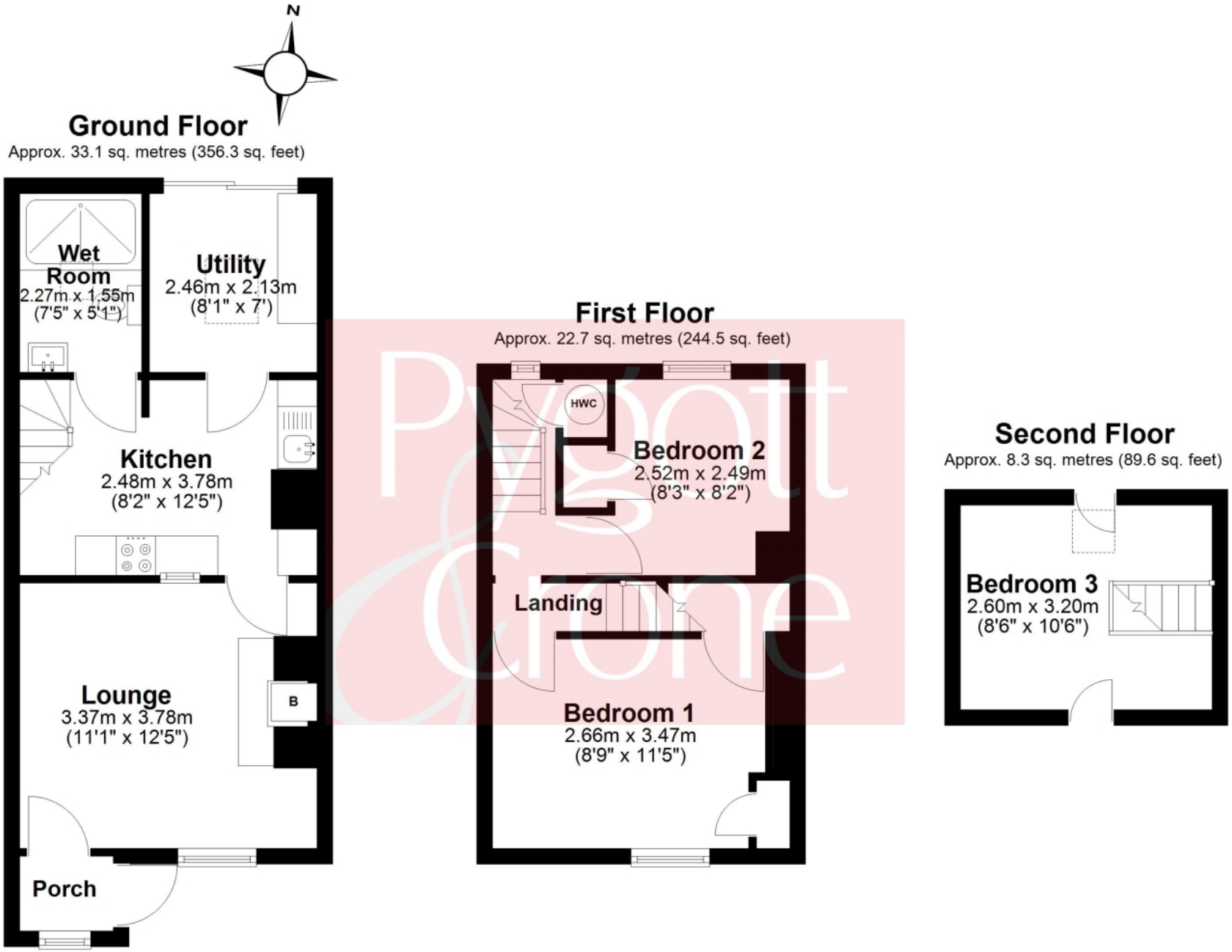












Total area: approx. 64.1 sq. metres (690.4 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.









BUYING CONDITIONS
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Porch





Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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is on the market with our Boston branch

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