



6 Garden Street  
Brigg, Lincolnshire, DN20 8HE

Guide Price  
£55,000

## 3 Bedroom Terraced House

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- REFURBISHMENT OPPORTUNITY
- 3 Bed Mid Terrace
- Open Plan Lounge Diner
- Fitted Kitchen & GF Bathroom
- Shared rear courtyard
- Gas Fired Central Heating
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 6 Garden Street, Brigg, Lincolnshire, DN20 8HE](#)



## Overview

For Sale by the Modern Method of Auction - T&Cs Apply

**\*\*REFURBISHMENT OPPORTUNITY\*\*** VIEWING DAY THURSDAY 1st MAY 15:00-16:30 - A 3 Bedroom mid terrace property, ideal for investment or FTB as it needs refurbishing throughout. Located in the centre of the market town of Brigg the property comprises of a front door opening into the large lounge dining area, a fitted kitchen with gas boiler, ground floor bathroom and 3 first floor bedrooms. The property is being SOLD AS SEEN with no forward chain.

The accommodation has a bedroom over a shared passed (Flying Freehold), and a shared rear courtyard. Garden Street has double yellow lines so parking on alternative streets is required. The property has had some replacement windows, however due to its location in a conservation area, some may need replacing. Buyers are advised to liaise with North Lincolnshire Council Planning Department before bidding at auction.







#### BUYING CONDITIONS

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 buyer's 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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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 INFORMATION PACK

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 £349.00 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.

## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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**Dave Jolley**

Mortgage & Protection Adviser

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**6 Garden Street, Brigg**

is on the market with our Grimsby branch

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