

Pygott & Crone

23 Eastgate Gardens

Fleet Hargate, Holbeach, Spalding, Lincolnshire, PE12 8NP

Guide Price

£180,000

3 Bedroom Detached Bungalow

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- No Onward Chain
- Detached Three Bedroom Bungalow
- Lounge and Conservatory
- Shower Room
- Off Road Parking and Garage
- Popular Village Location
- EPC Rating - D, Council Tax Band - C

Click here to access the Energy Performance Certificate for 23 Eastgate Gardens, Fleet Hargate, Holbeach, Spalding, Lincolnshire, PE12 8NP





Overview

Modern Method Of Auction - T & C's Apply - Pygott and Crone are pleased to offer for sale this detached bungalow, located within the popular village of Fleet Hargate. Boasting spacious, versatile accommodation and a peaceful semi-rural setting while still being within easy reach of Holbeach, Spalding and local amenities, this property has so much potential and benefits from no onward chain.

This bungalow has a wonderful feel from the moment you step through the door, benefitting from Front Entrance Porch, Kitchen, Inner Hallway, Lounge and Conservatory. It offers Three Double Bedrooms and a Shower Room.

Outside to the rear the property has an enclosed garden, well established and mostly laid to lawn. To the front the property offers off road parking that leads to a single detached garage.







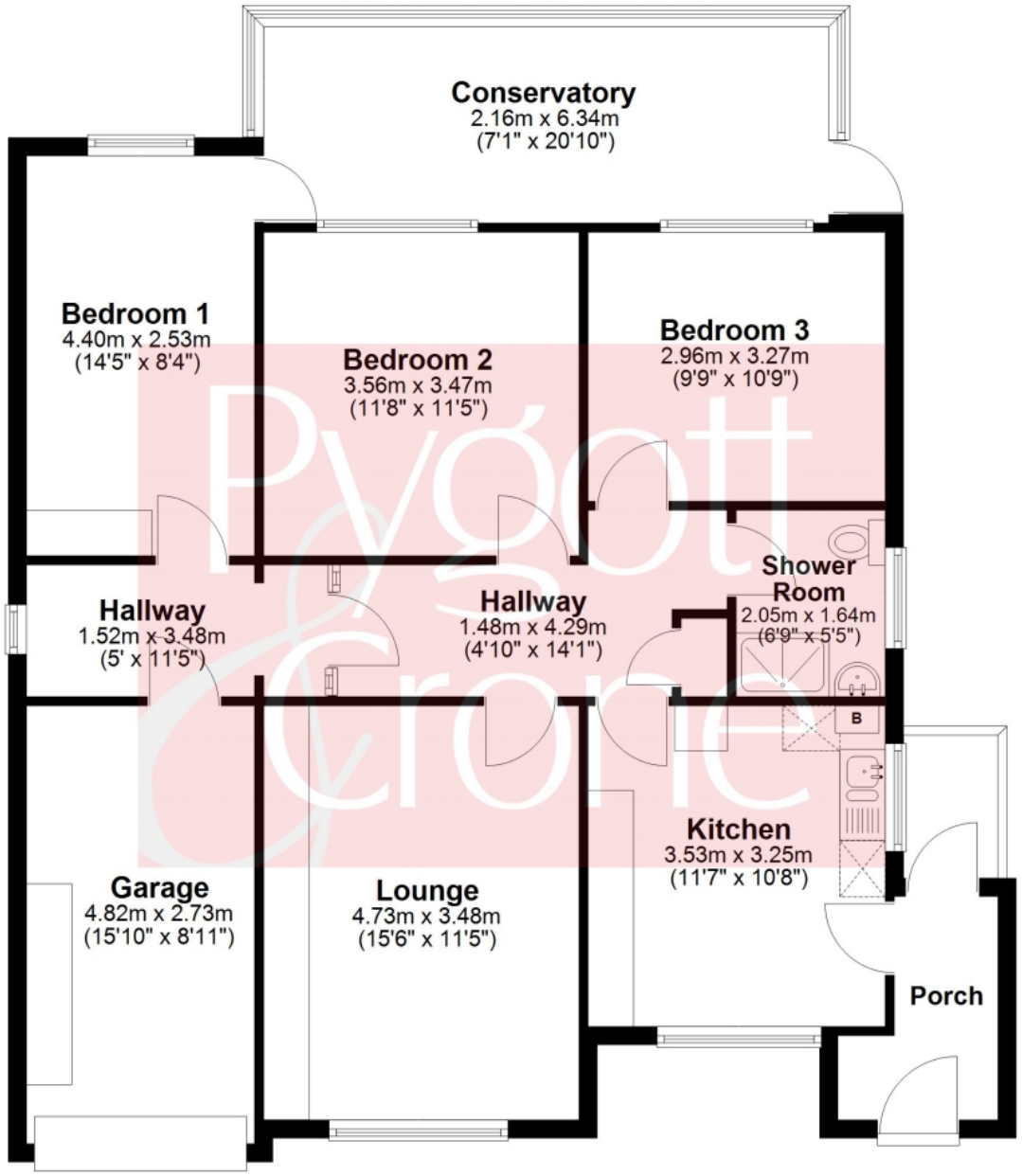






Ground Floor

Approx. 111.6 sq. metres (1201.5 sq. feet)



Total area: approx. 111.6 sq. metres (1201.5 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.

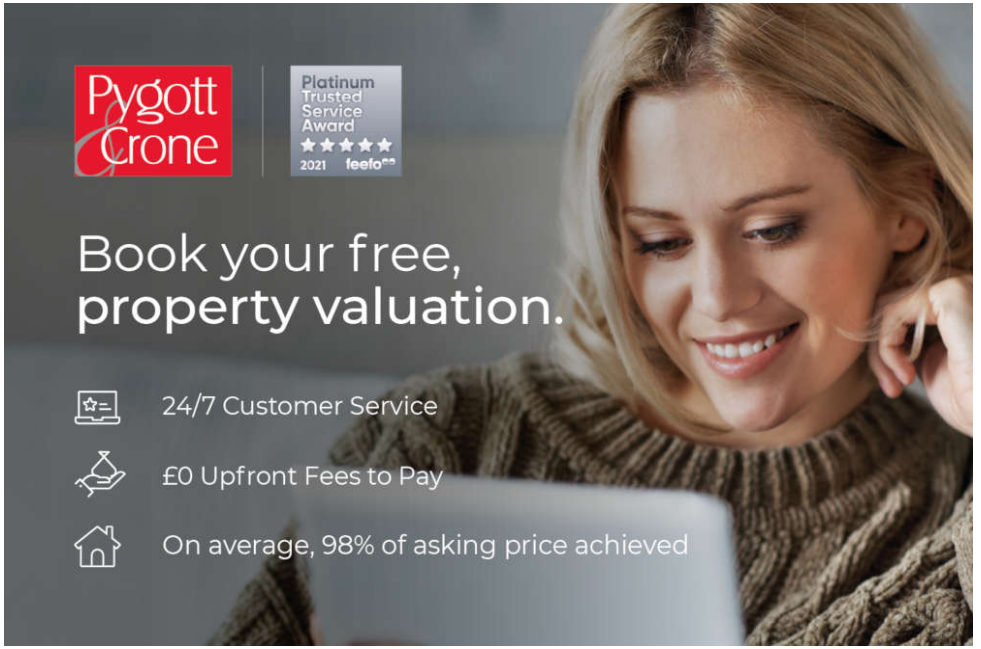


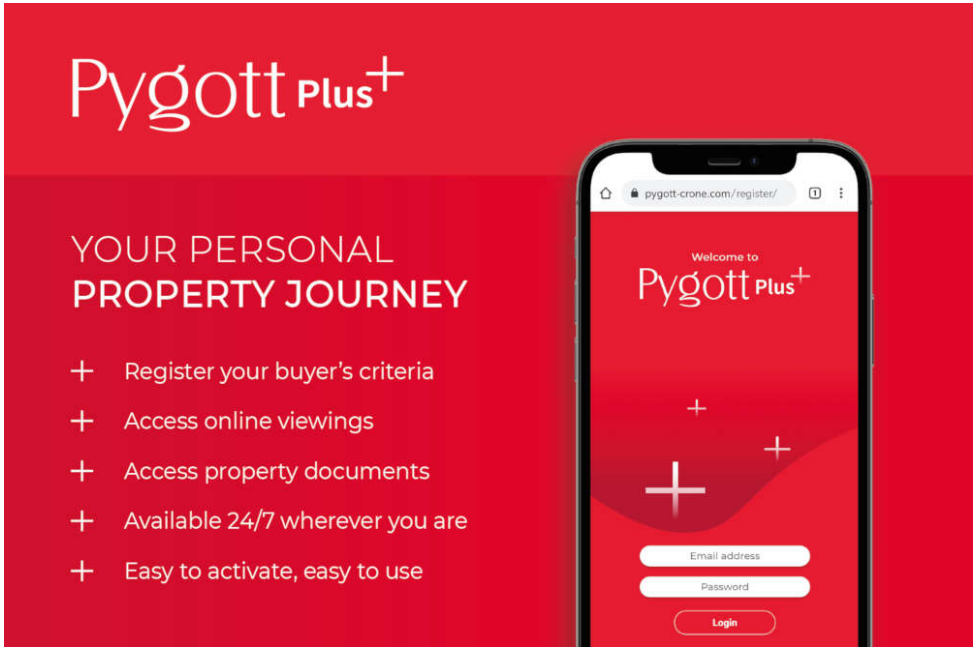





HIGHWAY MAINTENANCE




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Houses. Homes. Harmony.

Pygott & Crone

23 Eastgate Gardens, Fleet Hargate, Holbeach
is on the market with our Spalding branch

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