



Pygott
& Crone
FOR SALE
0800 9177 404

Pygott
& Crone

1 Neville Avenue
Spalding, Lincolnshire, PE11 2EH

Guide Price
£168,000

2 Bedroom Detached House

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- Detached Period Property
- Sitting on a Large Plot
- Kitchen/Dining Room & Lounge
- Two Double Bedrooms
- Study/Nursery
- Driveway & Garage
- Upstairs Bathroom & Downstairs Shower Room
- Popular Residential Location
- EPC Rating - E, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 1 Neville Avenue, Spalding, Lincolnshire, PE11 2EH](#)



Overview

For Sale By Modern Method of Auction - T & Cs Apply..

An unusual detached property with flexible living accommodation and a generous plot, all situated in a popular residential area of Spalding. Conveniently located close to the town centre, shops, schools and transport links. Combining a distinctive layout, adaptable accommodation and a spacious plot, this individual detached home offers plenty of scope to make it your own. It is an exciting opportunity for buyers seeking something a little different. This is a property that deserves to be viewed to fully appreciate its character and potential.

The property offers an open plan kitchen/dining room which opens to the rear garden, family lounge, downstairs shower room and separate WC for added convenience. Upstairs there are two double bedrooms, complemented by an additional L-shaped third room with a balcony that could be used as a nursery, home office, study or hobby room, depending on your needs. This flexible space adds to the appeal of the home and makes it ideal for a variety of buyers. A family bathroom completes the first floor.

Externally, the property benefits from a generous plot, providing plenty of outdoor space to enjoy, along with a detached garage and driveway.







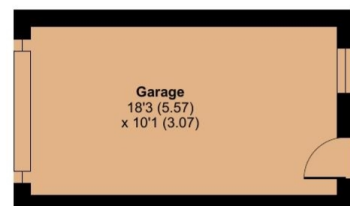
Neville Avenue, Spalding, PE11

Approximate Area = 1039 sq ft / 96.5 sq m

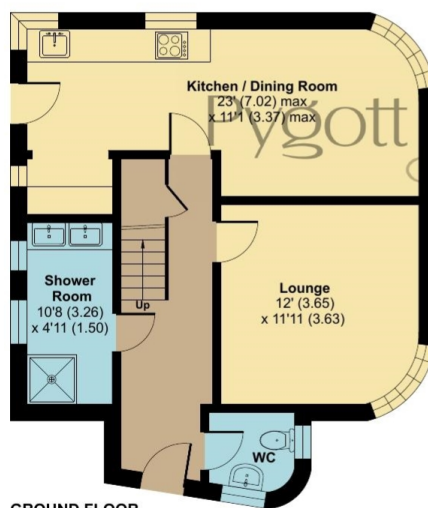
Garage = 184 sq ft / 17 sq m

Total = 1223 sq ft / 113.5 sq m

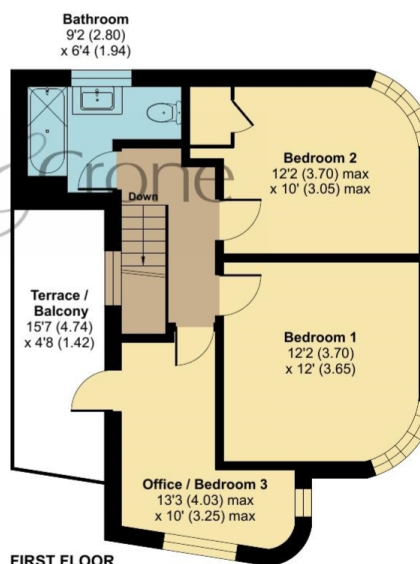
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR



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 Hall



Location



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



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Joe Kuhn

Mortgage Adviser

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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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1 Neville Avenue, Spalding
is on the market with our Spalding branch

10 Bridge Street, Spalding PE11 1XA

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