



White Cottage Duckthorpe Lane Marshchapel
Grimsby DN36 5TL

Guide Price £95,000

JOHN TAYLORS
EST. 1859

For sale by online auction. A historic detached cottage situated on the edge of the village of Marshchapel and requiring a scheme of renovation and modernisation. The property offers a huge amount of potential having many character features and although presently does not have any off street parking, there is scope to provide this subject to any necessary consents. EPC F.

Rooms

Entrance Hall

With uPVC double glazed entrance door.

Living Room

With tiled fireplace, radiator and uPVC double glazed window.
13'8" x 11'3" (4.22m x 3.45m)

Dining Room

With enamel range cooker, radiator, central heating control panel and small built-in cupboard. 14'8" x 14'2" (4.54m x 4.35m)

Kitchen

With radiator, side access door, fitted cupboards and shelves.
14'9" x 6'8" (4.55m x 2.1m)

Storeroom

With window & door to:
5'7" x 10'3" (1.74m x 3.14m)

Ancillary Storeroom

With window.
5'7" x 5'8" (1.74m x 1.78m)

Lean-to porch

With access to utility room, bathroom and outside. Maximum width measurement. 7' x 14'1" (2.16m x 4.32m)



Utility Room

With wash basin, hot water cylinder, and floor standing oil fired central heating boiler.

8'3" x 7'3" (2.55m x 2.24m)

Bathroom

With panel bath, radiator and toilet.

5'5" x 7'3" (1.7m x 2.24m)

Stairs to 1st floor landing

With doors leading to bedrooms and box room.

Bedroom

With radiator and uPVC double glazed window.
14'9" x 11'8" (4.57m x 3.61m)

Bedroom

With radiator and uPVC double glazed window.
12'8" x 15'1" (3.92m x 4.62m)

Box Room

With access to roof space. Minimum depth measurement.
7'5" x 4'5" (2.29m x 1.4m)

Outside

The garden mostly lies to the front of the property and includes a lawn, flower and shrub beds, PVC oil storage tank, lean to brick store and further brick store. At the Western end of the property there is room to provide off street parking subject to any local authority consents.

Services

The property is understood to have mains water, electricity and drainage. Oil fired central heating.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the government's online portal the property is currently in Council Tax Band B.

Broadband

We understand from the Ofcom website that standard broadband is available at the property with a download speed of 18 Mbps and upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps. Openreach is the available network.

Mobile

We understand from the Ofcom website there is 76% mobile coverage with Vodaphone, 74% coverage with Three, 74% coverage with 02 and 73% with EE.

Auction details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms.

Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

Buyers Fees

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

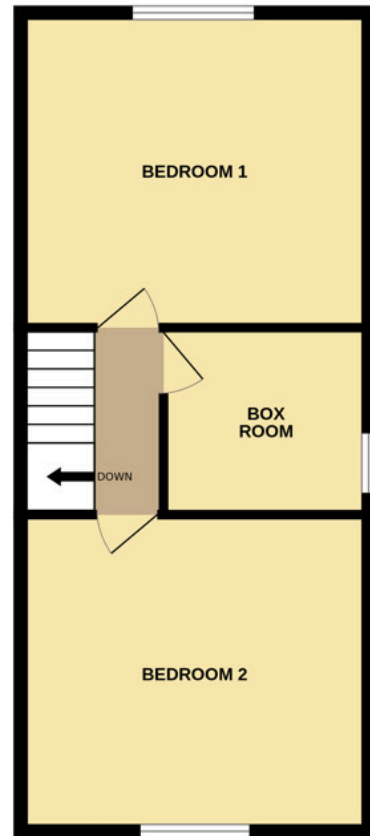
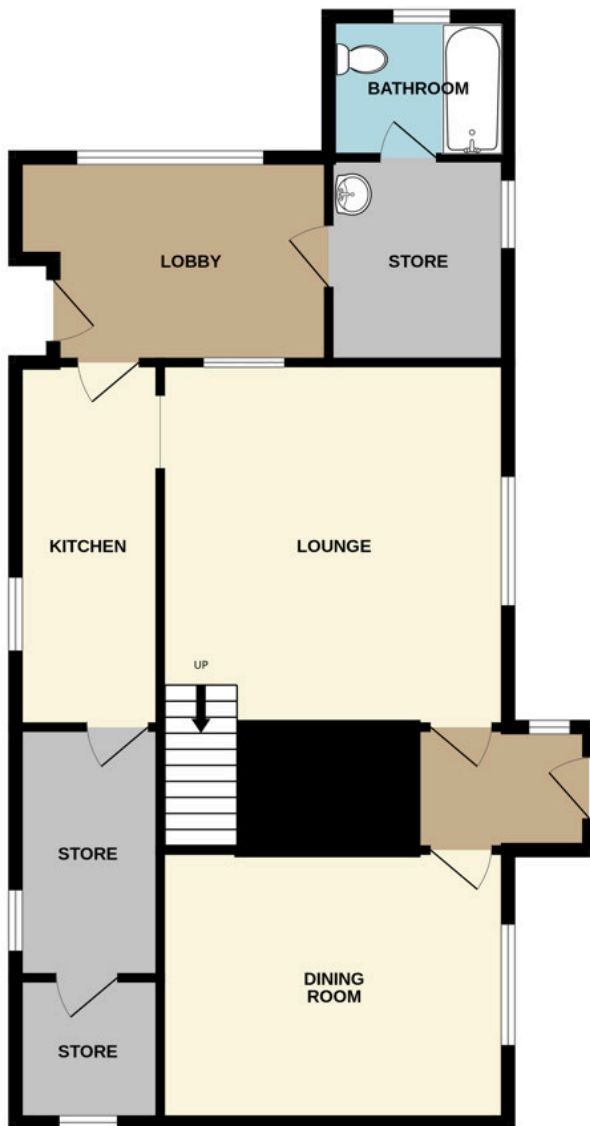
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).



GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.

1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.