



3 bed cottage to buy in PE22

Fen Bank, Friskney, Boston, Lincolnshire,
PE22 8PS

£85,000 Starting Bid

 x 3  x 1  x 1

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Detached Cottage
- ✓ Front and Rear Gardens
- ✓ Pleasant Semi-Rural with Open Field Views
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Intermittent

Description

Entrance Porch

With UPVC entrance door.

Kitchen 15 x 9'10

With UPVC windows to the front and side aspects, radiator, timber door, free standing boiler, fitted base and wall cupboards with work surfaces, plumbing for washing machine, sink.

Lounge 12'06 x 11'11

With UPVC window, radiator, beams, fireplace with electric fire, wall light point, storage cupboard, stairs to the first floor.

Sitting Room 12'02 x 10'02

With beam, wall light point, radiator, stone fire place with electric fire, arch to dining area having space for table.

Conservatory 12'02 x 6'03

With UPVC entrance door, windows.

Landing

With doors to;

Bedroom One 12'02 x 11'01

With two windows, radiator, sloping ceiling.

Bedroom Two 10'02 x 9'08

Having window, radiator, sloping ceiling.

Bedroom Three 10'04 x 7'08

With window, radiator, sloping ceiling.

Shower Room

With window, low level wc, sink radiator, shower cubicle.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £85,000

Property Type: Cottage

Parking: Driveway

Year built: 1730

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Subsidence

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Septic Tank

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Intermittent



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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