



2 bed end of terrace house to buy in PE21

Pen Street, Boston, Lincolnshire, PE21 6TJ

£75,000 Starting Bid

 x 2  x 1  x 2

Tenure
Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Two Reception Rooms and Two Bedrooms
- ✓ Kitchen & Utility Room
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Situated in a central location, convenient for the town amenities, this well-proportioned two bedroom property offers an excellent opportunity for first time buyers, investors or those looking to downsize.

The ground floor features both a lounge and dining room, two double bedrooms, kitchen and utility, with two bedrooms and bathroom to the first floor. Outside, the property benefits from a sheltered hard-standing seating area and a split-level garden area with artificial lawn. Garden shed also included.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £75,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

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: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Entrance

Via uPVC door into the Entrance Hall - With staircase leading to the first floor accommodation, radiator and door through to the lounge.

Lounge

3.36m x 3.54m (11'0" x 11'7")

A spacious reception room with uPVC window to the front, radiator and archway through to the dining room.

Dining Room

2.54m x 3.63m (8'4" x 11'10")

With uPVC door to the rear garden and a further door through to the kitchen.

Kitchen

2.82m x 2.05m (9'3" x 6'8")

uPVC window to the side. The kitchen has tiled floor and comprises a fitted range of wall and base units with work surfaces over, having a stainless steel style sink/drainage with mixer tap, together with spaces for a gas cooker and fridge. Open access to:

Rear Lobby/ Utilit

4.33m x 1.64m (14'2" x 5'4")

Having a Glow Worm gas-fired central heating boiler, radiator, spaces for washing machine/ tumble dryer and door to the rear garden.

First Floor Landing

Over-stairs storage cupboard and doors arranged off to:

Bedroom One

3.33m x 4.51m (10'11" x 14'9")

Double bedroom with two double glazed windows to the front aspect and radiator.

Bedroom Two

2.58m x 2.81m (8'5" x 9'2")

With uPVC window to the rear and radiator.

Bathroom

Comprising a three-piece suite of panelled bath with Victorian style fittings, pedestal hand basin and close-coupled WC. Chrome style towel rail and tiling as appropriate.

Outside

To the rear of the property is a garden with an initial concrete seating area off the dining room, which extends to an area of gravel and artificial lawn.

Ground Floor

Approx. 39.7 sq. metres (427.4 sq. feet)
(excluding Store, Lean-to)



First Floor

Approx. 32.6 sq. metres (350.8 sq. feet)



Total area: approx. 72.3 sq. metres (778.2 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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