



2 bed end of terrace house to buy in PE11

Havelock Street, Spalding, Lincolnshire, PE11 2YL

£80,000 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ TWO BEDROOMS
- ✓ KITCHEN
- ✓ END TERRACE PROPERTY
- ✓ EPC Rating E

Key Information

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

Description

Pattinson Auction offer for sale this two bedroom end terrace property, situated close to the town centre. The accommodation in brief comprises of, lounge, dining room, kitchen, two bedrooms and bathroom, outside store and WC. Enclosed rear garden.

EPC rating: E. Tenure: Freehold,

ENTRANCE

UPVC double glazed door.

LOUNGE

11'11" x 11'11" (3.63m x 3.63m)

UPVC double glazed window to the front, electric radiator.

DINING ROOM

13'7" x 12'0" (4.14m x 3.66m)

UPVC double glazed window to the rear elevation storage heater, stairs to first floor landing.

KITCHEN

8'7" x 5'11" (2.62m x 1.8m)

UPVC double glazed window and door to the side elevation, base and wall units.

LANDING

Access to loft space.

BEDROOM 1

12'1" x 12'0" (3.68m x 3.66m)

UPVC double glazed window to the front elevation, storage heater.

BEDROOM 2

10'9" x 8'7" (3.28m x 2.62m)

UPVC double glazed window to the rear elevation, storage heater.

BATHROOM

UPVC double glazed window to the rear elevation, three piece suite comprising of WC, wash hand basin, panelled bath with electric shower over, airing cupboard.

OUTSIDE

REAR: Covered court yard area, storage shed and WC.

Gated shared foot access across back leading to enclosed rear garden.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £80,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp

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

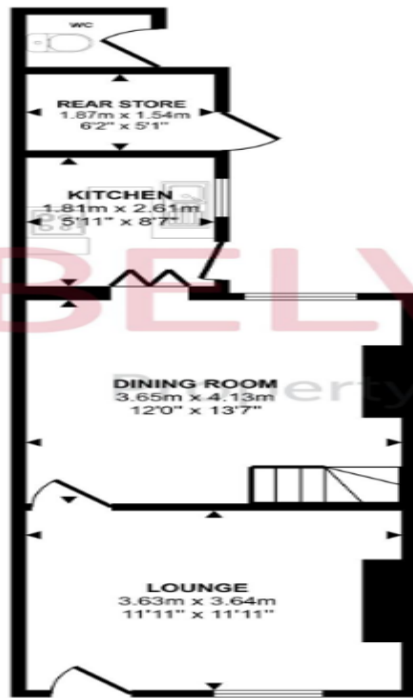
Sewerage: Standard UK domestic

Air conditioning: No

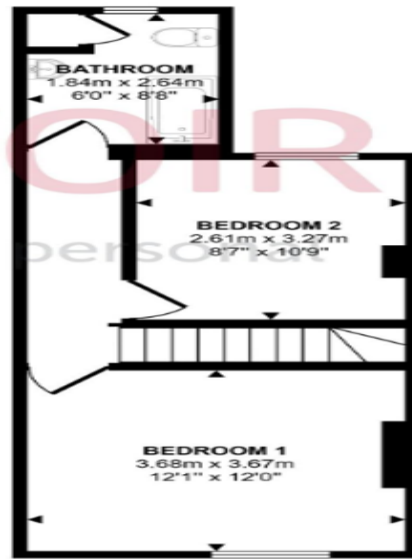
Broadband: Cable

Mobile signal coverage: Good

Approx Gross Internal Area
73 sq m / 787 sq ft



Ground Floor
Approx 39 sq m / 416 sq ft



First Floor
Approx 34 sq m / 371 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Havelock Street, Spalding, Lincolnshire, PE11 2YL

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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