



## 2 bed semi-detached house to buy in PE11

Surfleet Road, Pinchbeck, Spalding, Lincolnshire, PE11 3XY

**£105,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ SEMI DETACHED PROPERTY
- ✓ TWO BEDROOMS
- ✓ 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: None
- ✓ Mobile signal: Good

## Description

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

Pattinson Auction, in partnership with Belvoir incorporating Munton and Russell, are pleased to offer this Two Bedroom Semi Detached property, situated in the popular village of Pinchbeck.

The accommodation in brief comprises of, lounge, kitchen diner, rear lobby, WC. Upstairs two bedrooms and bathroom. Front and rear garden and off road parking.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £105,000

Property Type: Semi-detached house

Parking: Driveway

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

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

## **ENTRANCE**

UPVC double glazed door, stairs to first floor, radiator.

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## **LOUNGE**

*4.22m x 3.20m (13'10" x 10'5")*

UPVC double glazed window to the front elevation, radiator.

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## **KITCHEN**

*5.18m x 3.66m (16'11" x 12'0")*

UPVC double glazed windows to the rear elevation, base and wall units, wall mounted boiler, radiator, storage cupboard. (maximum measurements)

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## **REAR LOBBY**

*2.74m x 1.27m (8'11" x 4'2")*

UPVC double glazed door to the side elevation, radiator.

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## **WC**

UPVC double glazed window to the rear elevation, WC, radiator.

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## **LANDING**

UPVC double glazed window to the side elevation, access to loft space.

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## **BEDROOM 1**

*4.19m x 3.20m (13'8" x 10'5")*

UPVC double glazed window to the front elevation, radiator, storage cupboard.

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## **BEDROOM 2**

*3.66m x 2.44m (12'0" x 8'0")*

UPVC double glazed window to the rear elevation, radiator.

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## **BATHROOM**

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

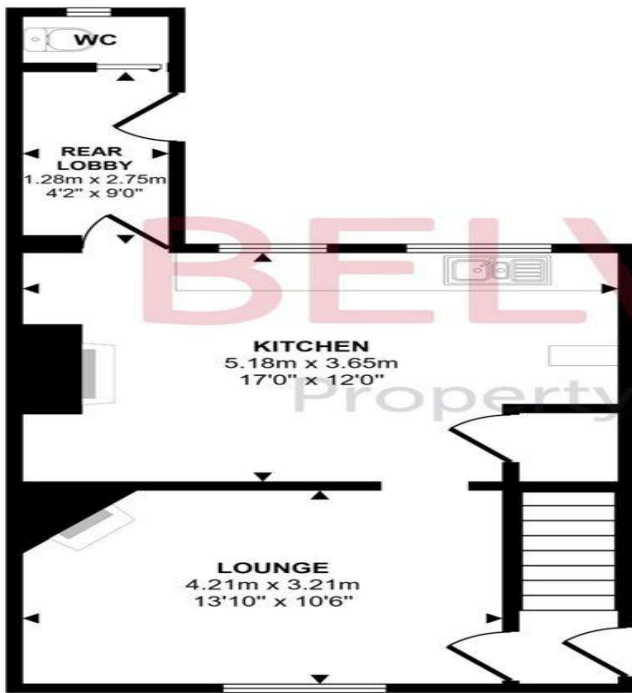
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## **EXTERNALLY.**

FRONT hedge, lawn area and drive, leading to gated access to the rear.

REAR: Mature garden, Brick built storage shed.

Approx Gross Internal Area  
77 sq m / 830 sq ft



Ground Floor  
Approx 41 sq m / 441 sq ft



First Floor  
Approx 36 sq m / 389 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 |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            | 83        |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   | 51                         |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

Surfleet Road, Pinchbeck, Spalding, Lincolnshire, PE11 3XY

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

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