



2 bed terraced house to buy in

New Road, Spalding, Lincolnshire, PE11
1DL

£60,000 Starting Bid

 x 2  x 1

Tenure

Freehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Fitted Kitchen
- ✓ Garden
- ✓ Two Bedroom Terrace
- ✓ 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

Pattinson Auction are pleased to offer for sale this two bedroom terraced property, situated in the town centre the property has two bedrooms, lounge, fitted kitchen, shower room and enclosed rear garden.

EPC rating: D.

ENTRANCE

Door to:

LOUNGE

12'8" x 12'6" (3.86m x 3.81m)

Sash window to the front, radiator, feature fireplace.

KITCHEN

13'11" x 12'7" (4.24m x 3.84m)

UPVC double glazed window and door to the rear elevation, stairs to first floor, base and wall units, sink unit, space for washing machine, cooker point, wall mounted boiler. (maximum measurements)

FIRST FLOOR LANDING

Doors to:

BEDROOM 1

12'9" x 12'7" (3.89m x 3.84m)

Two sash windows to the front elevation, radiator.

BEDROOM 2

12'7" x 9'5" (3.84m x 2.87m)

UPVC double glazed window to the rear elevation, radiator. (maximum measurements)

SHOWER ROOM

Three piece suite comprising of WC, wash hand basin, shower cubicle, heated towel rail.

EXTERNALLY

Enclosed rear garden.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £60,000

Property Type: Terraced House

Parking: None

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

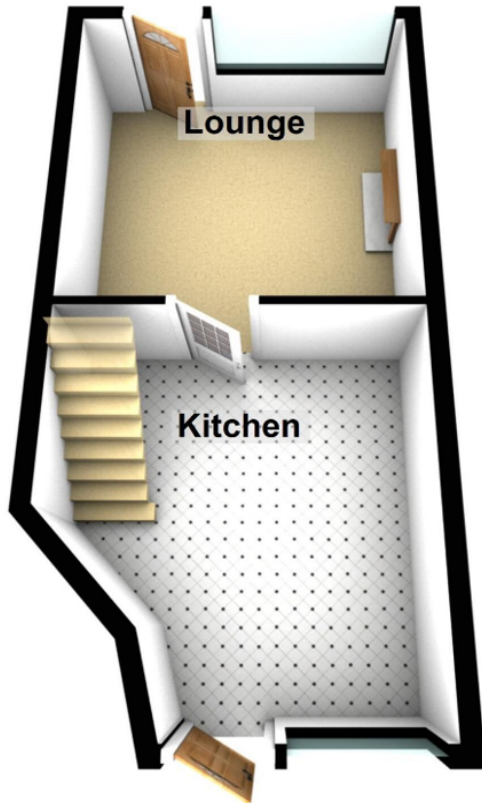
Sewerage: Standard UK domestic

Air conditioning: No

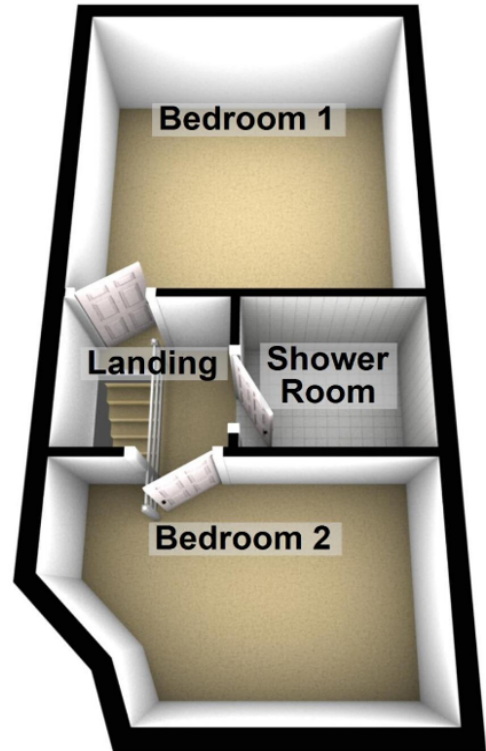
Broadband: Cable

Mobile signal coverage: Good

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			89
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

New Road, Spalding, Lincolnshire, PE11 1DL

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

27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,
TBC<http://www.norfolkpropertyauctions.com>

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