



2 bed character property to buy

Roman Bank, Holbeach, Spalding,
Lincolnshire, PE12 8BB

£145,000 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

Off Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Detached character cottage
- ✓ Porch, kitchen diner, lounge, conservatory to the ground floor
- ✓ Off road parking and gardens
- ✓ 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

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Auction present this charming detached cottage on Roman Bank, Saracens Head presents a fantastic opportunity to create a wonderful home. Requiring some updating, the property is brimming with character and enjoys delightful open field views, offering a peaceful rural setting. An internal viewing is essential to fully appreciate the property's charm, potential, and enviable location.

Conservatory - Of brick, timber and glazed construction. Perspex roof. Entrance door.

Lounge/Dining Room - Three window. Solid fuel/wood burning stove set in a recess with a tiled hearth. Radiators. Stairs leading to first floor.

Kitchen - Entrance door to side. Two windows. Sink unit with drainer and mixer tap. Fitted base and eye level units with worktops over. Radiator. Towel rail. Vinyl flooring.

Bathroom - Window. Panelled bath with shower attachment. Pedestal wash hand basin. Toilet. Partially tiled walls. Built in airing cupboard. Tiled floor.

Sun Lounge - Of brick and PVC construction and wooden windows under a Perspex roof. Door leading to garden.

First Floor Landing -

Bedroom 1 - Windows. Radiator.

Bedroom 2 - Window. Radiator.

Outside -

Garage - Timber and felt construction on a concrete base with double wooden entrance doors.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £145,000

Property Type: Character Property

Parking: Off Street, Driveway

Year built: 1834

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: Oil

Electric: National Grid

Water: Direct mains water

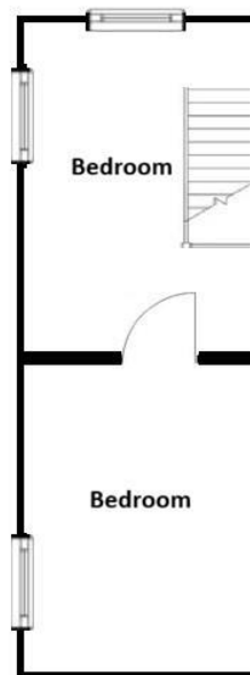
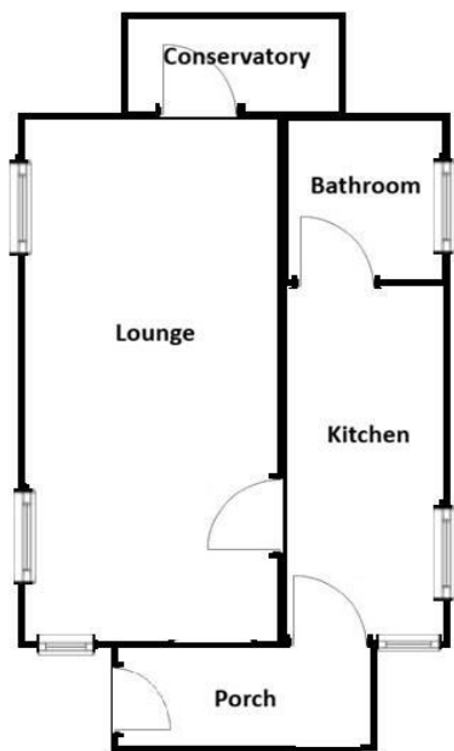
Water meter: Yes

Sewerage: Standard UK domestic, 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	47	
(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:

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