MORRISSandMENNIE

estate agents



3 Rathkenny Close, Holbeach, Spalding **Lincolnshire PE12 7ER** Price £132,500 Freehold

~ NO CHAIN ~

Morriss and Mennie Estate Agents are pleased to offer For Sale this modern two bedroom MID-TERRACE PROPERTY, benefiting from off-road parking and a rear garden.

Internally there is a separate entrance porch which leads through to the newly decorated and carpeted lounge, with stairs then leading up to the first floor accommodation. Completing the downstairs is an OPEN PLAN KITCHEN/DINER with a door opening out to the private and enclosed rear garden. The first floor offers two double bedrooms and the three piece bathroom suite.

The front garden is laid to gravel with a patio path to the front door. The off-road parking is situated in the communal car park. The rear garden is all low maintenance being laid to patio paving and is enclosed by panel fencing.

The property is within walking distance of Holbeach's local amenities including a local Primary & Secondary School, along with having an array of Independent and National shops and good road links to the A17 connecting you to Norfolk, Boston, Lincoln and Spalding.







8 Bridge Street, Spalding, PE11 1XA

10 West End, Holbeach, PE12 7LW 01406 422907

PORCH:

Fitted carpet, coving to textured ceiling, door to:

LOUNGE:

16'10" x 11'6" (5.13m x 3.51m)

UPVC double-glazed window to the front, electric storage heater, fitted carpet, telephone point, TV point, coving to textured ceiling, smoke detector, stairs to first floor landing.

DINING AREA:

11'6" x 6'8" (3.51m x 2.03m)

Electric storage heater, fitted carpet, two wall lights, coving to textured ceiling.

KITCHEN :

11'6" x 8'11" (3.51m x 2.72m)

UPVC double-glazed door to the rear garden, UPVC double glazed window to the rear, base and eye level units with a worktop surface over, 1 1/4 bowl stainless steel sink with single drainer, mixer tap, tiled surround, space and plumbing for a washing machine, space and point for a fridge and freezer, fitted electric fan assisted oven, built-in four ring halogen hob with extractor hood over, vinyl floor covering, coving to textured ceiling,

LANDING:

Fitted carpet, coving to textured ceiling, smoke detector, access to insulated loft space, door to:

BEDROOM ONE:

11'6" x 11'6" (3.51m x 3.51m)

Two UPVC double-glazed windows to the front, electric storage heater, fitted carpet, TV point, coving to textured ceiling, airing cupboard with hot water cylinder and linen shelving.

BEDROOM TWO:

11'7" x 9'7" (3.53m x 2.92m)

UPVC double-glazed window to the rear, electric storage heater, fitted carpet, coving to textured ceiling.

FAMILY BATHROOM:

Panelled bath with an electric mixer shower over, pedestal washbasin, W.C, part tiled walls, electric fan heater, extractor fan, vinyl floor covering, coving to textured ceiling.

EXTERIOR

The low maintenance rear garden is laid to patio paving and is enclosed with panel fencing.

SERVICES:

Council Tax Band - A (subject to change)

Energy Efficiency Rating - D

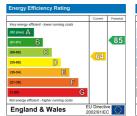
Electric Heating

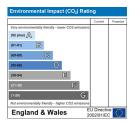
Mains Water











Viewing Arrangements

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.

Open 6 days

Spalding Office

Mon-Fri 8.30am to 6pm Saturday: 9am to 4pm Sunday: Closed Holbeach Office

Mon-Fri 9am to 5.30pm Saturday: 9am to 2pm Sunday: Closed

Offer Procedure

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

Mortgage Advice

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage. We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.

Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

Legal Fees

Ask for a quotation from our Conveyancing Department.

Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morriss and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.

These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

Your home your mortgage