Firmin & Co. Estate Agents

6 Joyce Close

PE6 0DS

Offers in excess of £200,000

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Being sold with NO ONWARD CHAIN this end terrace house is set on the edge of a popular development with easy access to both Spalding and Peterborough. along with the many local amenities offered by the historical town of Crowland.

The property enjoys both PVCu double glazing and gas radiator heating along with two parking spaces.

The accommodation comprises; Entrance Hall with a Cloakroom W.C. There is a fitted and well equipped Kitchen Breakfast Room and a rear positioned and comfortable size Lounge with access to the enclosed rear Garden.

The first floor Landing leads to two double Bedrooms both with Ensuites one a Bathroom the other a Shower Room.

Viewing is highly recommended of this well presented property.

Tenure Freehold
Council Tax A
Estate Charges Are Payable

Entrance Hall

W.C Cloakroom

Kitchen Breakfast Room
14'9" x 9'6" max (4.51m x 2.92m max)
Fitted with a modern range of kitchen units with integrated Dishwasher, Fridge Freezer, Electric Oven with Induction Hob and Cooker Hood above. Plumbing for a washing machine, storage cupboard. door to

Lounge
13'5" x 11'3" (4.10m x 3.44m)
French doors to the rear Garden, stirs to the first floor.

Landing

Bedroom1
13'5" x 8'2" (4.10m x 2.49m)
Door to

Ensuite Shower Room

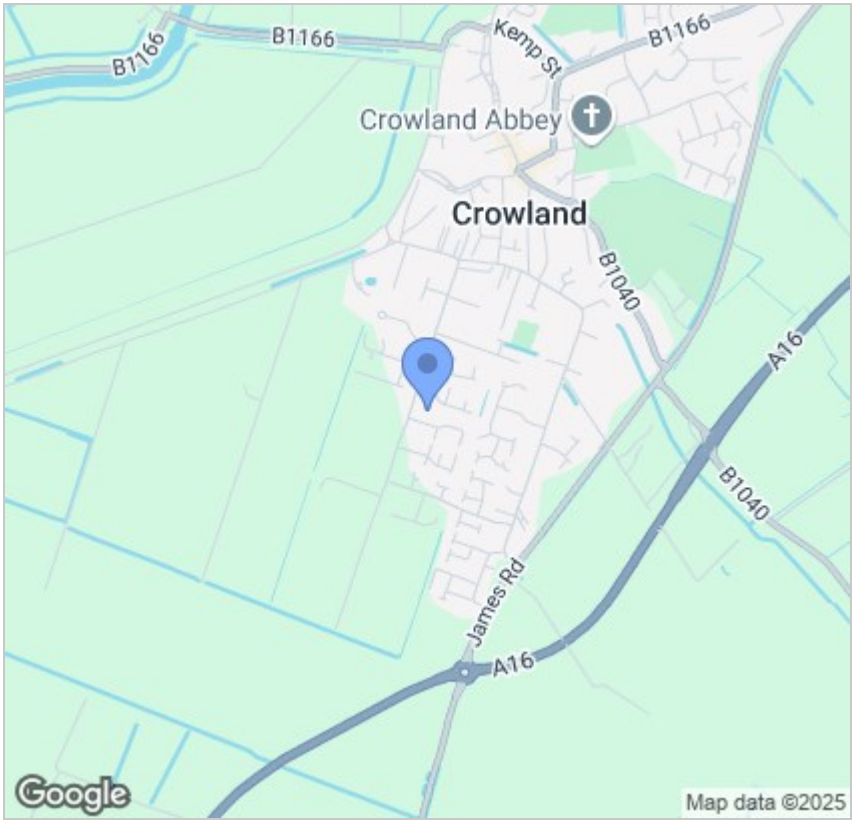
Bedroom 2
13'5" max x 7'8" min (4.10m max x 2.34m min)
Door to

Ensuite Bathroom

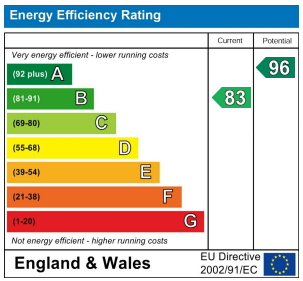
Garden
Outside to the front of the property is an open plan Garden and Two parking spaces. Gated access to the side leads to and enclosed garden with a good size patio, artificial grass area and storage shed.

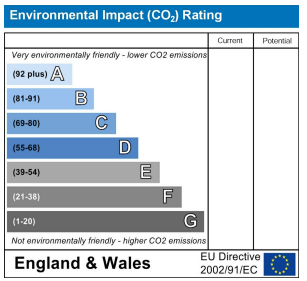
Floor Plan

Area Map



Energy Efficiency Graph





Viewing

Please contact our Crowland Office on 01733 259995
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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