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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



7 Joys Bank, Holbeach St Johns PE12 8SD

£114,950 Freehold

- Semi-Rural Location
- No Chain
- 2 Bedrooms
- Off-Road Parking
- Electric Heating

Mid terraced house with UPVC windows and electric heaters. Lounge, kitchen, 2 bedrooms and bathroom. Rear garden and off-road parking. Ideal for first time buyers or investors.

SPALDING 01775 766766 BOURNE 01778 420406

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ACCOMMODATION Part glazed UPVC front entrance door opening into:

LOUNGE 14' 9" x 13' 8" (4.52m x 4.18m) including staircase. 2 night storage heaters, TV point, coved and textured ceiling, ceiling light, UPVC window to the front elevation, door to:

KITCHEN DINER 13' 8" x 8' 7" (4.18m x 2.62m) Range of fitted base cupboards and drawers, roll edged worktops, eye level wall cupboards, electric cooker point, plumbing and space for washing machine, fuse box, strip light, coved and textured ceiling, electric storage heater, UPVC rear window and part obscure glazed timber rear entrance door.



From the Lounge the staircase rises to:

FIRST FLOOR LANDING Built-in Airing Cupboard, ceiling light, doors arranged off to:

BEDROOM 1 11' 8" x 10' 3" (3.58m x 3.14m) plus large recess. Coved and textured ceiling, ceiling light, 2 UPVC windows to the front elevation, night storage heater.

BEDROOM 2 11' 9" x 7' 2" (3.60m x 2.19m) UPVC window to the rear elevation, electric heater, coved and textured ceiling, ceiling light, access to loft space.

BATHROOM Three piece suite comprising panelled bath, wash hand basin, low level WC, extractor fan, fan heater, ceiling light, obscure glazed UPVC window.

EXTERIOR Small open plan lawned frontage. Adjacent passageway leading through to:

SMALL REAR GARDEN Gravelled with a low fence to the side and rear boundary and allocated parking in the rear car park.

SERVICES Mains water, electricity and drainage.

DIRECTIONS From Spalding proceed in an easterly direction along the A151 to Holbeach and in the centre of Holbeach take the right hand turning at the traffic lights into Church Street, continuing into Fen Road and then proceed without deviation for 4 miles to Holbeach St Johns. Turn left into Joys Bank and the property is situated almost immediately on the left hand side.

AMENITIES Limited local facilities within the village including a public house. The nearby towns of Holbeach and Spalding offer a range of shopping, banking, leisure, commercial, educational and medical facilities. The expansion city of Peterborough is within easy travelling distance to the south-west.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 18055

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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