



### 3 bed cottage to buy in PE22

Fen Bank, Friskney, Boston, Lincolnshire,  
PE22 8PS

**£115,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Detached Cottage
- ✓ Front and Rear Gardens
- ✓ Pleasant Semi-Rural with Open Field Views
- ✓ Renovation Project

## Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Intermittent

## Description

Entrance Porch

With UPVC entrance door.

Kitchen 15 x 9'10

With UPVC windows to the front and side aspects, radiator, timber door, free standing boiler, fitted base and wall cupboards with work surfaces, plumbing for washing machine, sink.

Lounge 12'06 x 11'11

With UPVC window, radiator, beams, fireplace with electric fire, wall light point, storage cupboard, stairs to the first floor.

Sitting Room 12'02 x 10'02

With beam, wall light point, radiator, stone fire place with electric fire, arch to dining area having space for table.

Conservatory 12'02 x 6'03

With UPVC entrance door, windows.

Landing

With doors to;

Bedroom One 12'02 x 11'01

With two windows, radiator, sloping ceiling.

Bedroom Two 10'02 x 9'08

Having window, radiator, sloping ceiling.

Bedroom Three 10'04 x 7'08

With window, radiator, sloping ceiling.

Shower Room

With window, low level wc, sink radiator, shower cubicle.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £115,000

Property Type: Cottage

Parking: Driveway

Year built: 1730

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Subsidence

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: No

Sewerage: Septic Tank

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Intermittent



Fen Bank, Friskney, Boston, Lincolnshire, PE22 8PS

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

**1 1, 1, 1, 1, [www.bella-properties.co.uk](http://www.bella-properties.co.uk)**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

