



1 Benedictine Sq

PE6 0EZ

£190,000

1 Benedictine Sq

PE6 0EZ

Centrally located close to Crowlands historical and public amenities, this modern end terrace house is set in a small cul de sac of similar properties only a short walk from shops, cafe's and convenience stores.

The property benefits from gas radiator heating and comprises; good size Lounge with French doors to the rear and side Courtyard, fitted Kitchen and Cloakroom.

The Landing leads to two double Bedrooms and a Shower Room.

Outside is an allocated parking space and open plan garden area. The rear Courtyard stretches to two sides of the property and there is a fitted E.V. point.

Ideal for a first time buyer or investor viewing of this ideally positioned is strongly urged.

Tenure Freehold
Council Tax A





Lounge
16'8" max x 14'7" max (5.09m max x 4.47m max)
French doors to the rear Courtyard, stairs to the first floor Landing, doors to

Kitchen
8'4" max x 7'7" max (2.546m max x 2.32m max)
Fitted range of base and eye level units, integrated electric oven with a gas hob and hood above, plumbing for dishwasher/washing machine, space for a fridge/freezer.

Cloakroom W.C.
Landing
Boiler Cupboard, doors to

Bedroom 1
11'11" x 8'0" (3.65m x 2.45m)

Bedroom 2
7'8" x 7'8" (2.345m x 2.34m)

Shower Room
Refitted with a double shower enclosure, hand wash basin, low level W.C. plumbing for an automatic washing machine.

Outside
To the front of the property is a small open plan garden area and an allocated parking space. Gated access leads to an 'L' shape courtyard. There is a fitted E.V. point.



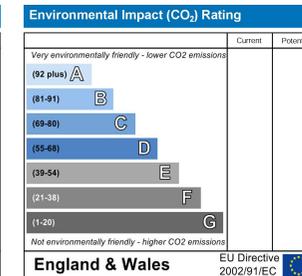
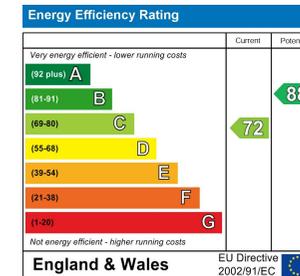
Floor Plan



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



9 North Street,
Crowland, PE6 0EG
T: 01733 259995
E: crowland@firminandco.co.uk