



Witham Road, SPALDING PE11 3WT



welcome to

Witham Road, SPALDING

Two bedroom end-terraced property, IMMACULATELY PRESENTED & CLOSE TO AMENITIES. Lounge diner & kitchen. Family bathroom, EN-SUITE TO MASTER & downstairs WC. ALLOCATED PARKING TO THE FRONT FOR ONE CAR & fully enclosed rear garden. IDEAL FOR FIRST TIME BUYERS



Entrance Hall

Having stairs to first floor, laminate flooring and doors off to all ground floor rooms

Kitchen

9' 4" x 7' 9" (2.84m x 2.36m)

Having a range of wall and base units, wood effect work surfaces and a one and a half bowl stainless steel sink. Integrated electric oven, four ring gas hob, stainless steel extractor and fridge freezer. Space for washing machine and wall mounted gas boiler

Lounge

12' 9" x 15' (3.89m x 4.57m)

Having laminate floor, built-in under stairs cupboard and French doors to rear garden

Wc

6' 3" x 3' (1.91m x 0.91m)

Comprising two piece suite of WC and pedestal sink

Landing

With loft access and built-in cupboard

Bedroom 1

9' 11" x 11' (3.02m x 3.35m)

Built-in double wardrobe

En-Suite

6' 3" x 4' 6" (1.91m x 1.37m)

Comprising three piece suite of WC, pedestal sink and double shower cubicle with electric shower. Extractor and shaving point

Bedroom 2

10' 5" x 7' 10" (3.17m x 2.39m)

Bathroom

6' 1" x 6' 9" (1.85m x 2.06m)

Comprising three piece suite of WC, pedestal sink and bath with shower attachment. Extractor

Outside

To the front of the property there is allocated parking for one car and a paved pathway leading to the front door and side access to garden. Fully

enclosed by timber fencing, the rear garden features a central lawn and a patio area outside the French doors from the kitchen. There is a smaller patio area to the rear along with a timber garden shed



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welcome to

Witham Road, SPALDING

- MODERN TWO BEDROOM END-TERRACED PROPERTY
- LOUNGE DINER & KITCHEN
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- ALLOCATED PARKING TO FRONT FOR ONE CAR
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: A

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113470 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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