



Westmoreland Road, Moulton Spalding PE12 6PU

welcome to

Westmoreland Road, Moulton Spalding

Two double bedroom detached bungalow, FULLY RENOVATED BY THE CURRENT OWNER WITH HIGH SPECIFICATION. Open plan kitchen dining living area, FAMILY BATHROOM WITH MODERN FOUR PIECE SUITE. Off road parking for two cars, SINGLE GARAGE & fully enclosed private rear garden. VIEWING IS ESSENTIAL



Lounge/ Diner

22' 8" x 17' 11" (6.91m x 5.46m)

Comprising of built in cupboard with lighting, power and LVT Flooring. Open plan with kitchen. LVT flooring.

Kitchen

12' 3" x 11' 9" (3.73m x 3.58m)

Having wall and base units. Integrated electric oven, dishwasher, four ring hob, extractor and washing machine. Central island with built in storage, fitted Blanco sink and three seater breakfast bar. Space for fridge freezer. Fully Bi-folding doors to garden. LVT flooring

Bedroom One

10' 8" x 10' 7" (3.25m x 3.23m)

Bedroom Two

11' 7" x 11' 11" (3.53m x 3.63m)

Bathroom

12' 2" x 6' 8" (3.71m x 2.03m)

Comprising of a w/c. Inset sink. Free standing bath with floor mounted mixer, shower head. Double shower cubicle with thermostatic shower. Built in extractor, Heated towel rail, Shaving point. LVT flooring.

Front Garden

Comprising of a concrete drive for approximately 2/3 cars. Lawn with shrub bushes. Side gate to rear.

Rear Garden

Fully enclosed with fencing. Small patio area. Lawn with borders to the side and rear. With raised decking.

Agents Note

The photos for this property were taken before the current tenants moved in.

Agent Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been

completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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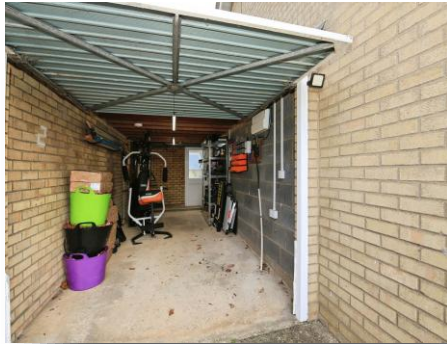
- FULLY RENOVATED TWO DOUBLE BEDROOM DETACHED BUNGALOW AVAILABLE WITH NO CHAIN
- IMMACULATE OPEN PLAN LIVING WITH STUNNING KITCHEN
- FAMILY BATHROOM WITH MODERN FOUR PIECE SUITE
- OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113397 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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