



Gore Lane, Spalding PE11 1BN

**LOOK what's
coming onto
the market
soon...**

for sale **?**

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and to register your interest**



welcome to

Gore Lane, Spalding

Two bedroom terraced property, IN THE TOWN CENTRE FOR EASY ACCESS TO A RANGE OF AMENITIES. Open plan lounge & dining room, kitchen & SHOWER ROOM WITH THREE PIECE SUITE. Fully enclosed courtyard to the rear. AVAILABLE WITH NO CHAIN



Lounge

9' 11" x 11' 11" (3.02m x 3.63m)

Having laminate flooring. Open plan with the dining room.

Dining Room

10' 5" x 11' 11" (3.17m x 3.63m)

Comprising of laminate flooring. Stairs to the first floor.

Kitchen

10' 2" x 6' 8" (3.10m x 2.03m)

Having wall and base units. Single bowl stainless steel sink. Wall mounted gas boiler. Tiled flooring. Integrated oven, four ring gas hob, stainless steel extractor. Space for a washing machine.

Bedroom One

10' 2" x 12' 1" (3.10m x 3.68m)

Comprising of laminate flooring. Built-in storage cupboard.

Bedroom Two

10' 3" x 9' 2" (3.12m x 2.79m)

Having built-in storage cupboard. loft access.

Bathroom

5' 6" x 6' 4" (1.68m x 1.93m)

Comprising of a W/C. Pedestal sink. Shower cubicle with electric shower. Extractor. Heated towel rail. Fully tiled walls and flooring.

Exterior

Rear: being enclosed by fencing. Low maintenance concrete .

Agents 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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welcome to

Gore Lane, Spalding

- TWO BEDROOM MID-TERRACED PROPERTY AVAILABLE WITH NO CHAIN
- OPEN PLAN LOUNGE & DINING ROOM
- SHOWER ROOM WITH THREE PIECE SUITE
- FULLY ENCLOSED COURTYARD
- WALKING DISTANCE TO A WIDE RANGE OF AMENITIES INCLUDING SHOPS & SCHOOLS

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113531 - 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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