



Britannia Gardens, Spalding PE11 1YE

welcome to

Britannia Gardens, Spalding

Two bedroom end terraced property, NO CHAIN. Lounge & kitchen. Family bathroom with THREE PIECE SUITE. Allocated parking for two cars to the rear plus visitors space & LOW MAINTENANCE REAR GARDEN. Popular residential location close to town



Entrance Hall

Having laminate flooring.

Lounge

15' 5" x 11' 10" (4.70m x 3.61m)

Comprising of newly carpeted stairs to the first floor.

French doors leading to the garden. Laminate flooring.

Kitchen

8' 5" x 7' 11" (2.57m x 2.41m)

Having wall and base units. Stainless steel sink. Wall mounted gas boiler. Integrated electric oven, four ring hob, extractor. Space for a fridge and washing machine.

Bedroom One

12' 2" x 9' 10" (3.71m x 3.00m)

Newly carpeted.

Bedroom Two

11' 11" x 5' 9" (3.63m x 1.75m)

Having access to the loft. Newly carpeted.

Bathroom

8' 6" x 5' 9" (2.59m x 1.75m)

Comprising of a W/C. Pedestal sink. Bath with shower over. Extractor. Heated towel rail. Shaving point.

Laminate flooring. Partially tiled walls.

Exterior

Having a enclosed fenced garden. Low maintenance gravelled area. Undercover patio area. Timber store.

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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Britannia Gardens, Spalding

- TWO BEDROOM END TERRACED PROPERTY
- NO CHAIN
- FAMILY BATHROOM WITH THREE PIECE SUITE
- ALLOCATED PARKING FOR TWO CAR'S TO THE REAR
- FULLY ENCLOSED LOW MAINTENANCE GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£149,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113539 - 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.

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