



Spalding Common, Spalding PE11 3AS

welcome to

Spalding Common, Spalding

****VIEWING HIGHLY ADVISED TO APPRECIATE THIS DECEPTIVELY SPACIOUS THREE BEDROOM MID TERRACE PROPERTY** CAN BE SOLD WITH TENANTS IN SITU OR VACANT POSSESSION, IDEAL INVESTMENT OPPORTUNITY OR FIRST HOME. CALL OUR SPALDING TEAM TODAY TO ARRANGE YOUR VIEWING!**



Kitchen/Diner

14' 9" x 11' 6" (4.50m x 3.51m)

UPVC Double glazed french doors leading to the rear garden, eye and base level units with stainless steel sink drainer, integrated oven and electric hob with extractor over, inset spotlighting, space for fridge freezer radiator and tiled flooring.

Living Room

15' 6" x 9' 8" (4.72m x 2.95m)

UPVC Double glazed window to the front aspect, sockets, ceiling light, radiator and carpet flooring.

Bathroom

9' 9" x 5' 4" (2.97m x 1.63m)

UPVC Double glazed obscured windows to the side aspect, shower over and panelled bath, sink vanity unit with toilet, radiator.

Bedroom One

14' 1" x 10' (4.29m x 3.05m)

UPVC Double glazed windows to the front aspect, ceiling light, radiator and carpet flooring.

Bedroom Two

9' 3" x 6' 9" (2.82m x 2.06m)

UPVC Double glazed window to the rear aspect, ceiling light, radiator and carpet flooring.

Bedroom Three

12' 2" x 7' 6" (3.71m x 2.29m)

UPVC Double glazed window to the rear aspect, ceiling light, radiator and carpet flooring.

Exterior

Agents Note

This property is a mid terraced house, neighbours have foot right of way.

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

Spalding Common, Spalding

- THREE BEDROOM MID TERRACE HOUSE
- SPACIOUS KITCHEN/DINER
- LARGE REAR GARDEN
- NO CHAIN
- IDEAL FIRST TIME BUYER PURCHASE OR INVESTMENT

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG113146 - 0010

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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