



Regent Street, Spalding PE11 2YN

welcome to

Regent Street, Spalding

Two bedroom end terraced property, AVAILABLE WITH NO ONWARD CHAIN. Two reception rooms, kitchen & rear porch. DOWNSTAIRS SHOWER ROOM & UPSTAIRS BATHROOM. Fully enclosed rear garden & within walking distance to town



Rear Porch

7' 2" x 5' 1" (2.18m x 1.55m)

Having tiled flooring.

Lounge

12' 11" x 12' 4" (3.94m x 3.76m)

Comprising of laminate flooring.

Dining Room

11' 2" x 12' 4" (3.40m x 3.76m)

Having laminate flooring. With stairs and under stair cupboard.

Kitchen

9' 5" x 6' 6" (2.87m x 1.98m)

Comprising of wall and base units. One and a half bowl stainless steel sink. Tiled flooring. Integrated electric oven. four ring induction hob and extractor. Space for a fridge freezer and washing machine.

Shower Room

10' 6" x 5' 11" (3.20m x 1.80m)

Comprising of a W/C. Pedestal sink. Thermostatic shower cubicle with double shower head. Tiled flooring.

Bedroom One

10' 11" x 12' 3" (3.33m x 3.73m)

Bedroom Two

11' 4" x 9' 7" (3.45m x 2.92m)

Bathroom

9' 4" x 7' 2" (2.84m x 2.18m)

Having a W/C. Pedestal sink. Bath. Built in airing cupboard with a wall mounted boiler.

Exterior

Fenced enclosed rear garden. Low maintenance concrete and graveled area. Timber shed.

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

Regent Street, Spalding

- TWO DOUBLE BEDROOM END TERRACED HOUSE
- DOWNSTAIR SHOWER ROOM & UPSTAIR BATHROOM
- FULLY ENCLOSED LOW MAINTENANCE GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- NO CHAIN

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£138,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113180 - 0014

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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