



Grevel Close, Spalding PE11 1ED

welcome to

Grevel Close, Spalding

* NO CHAIN *A fantastic opportunity to purchase this mid terraced property situated in the market town of Spalding. The property briefly comprises of an entrance hall, LOUNGE/DINER, kitchen, landing, TWO BEDROOMS, family bathroom, FULLY ENCLOSED REAR GARDEN which is private & off road parking.



Entrance Hall

Double glazed entrance door to the front aspect leads into the property. Radiator, staircase leading to the first floor accommodation

Kitchen

8' 9" x 8' 4" (2.67m x 2.54m)

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drain, electric oven with electric hob and extractor fan over, plumbing for washing machine. Double glazed window to front aspect

Living/Dining Room

11' 3" x 16' 8" (3.43m x 5.08m)

Feature electric fireplace, radiator, laminate flooring, understair cupboard. Double glazed window and french doors to the rear aspect

Landing

Carpet, loft access. Access into all bedrooms & bathroom. Sockets & lights.

Bedroom One

10' 5" x 12' 7" (3.17m x 3.84m)

UPVC double glazed window to front aspect. Carpet, storage cupboard, Radiator, lights & radiator.

Bedroom Two

9' 4" x 8' 6" (2.84m x 2.59m)

UPVC double glazed window to the rear aspect. Carpet, lights, radiator & sockets.

Bathroom

6' 1" x 7' 6" (1.85m x 2.29m)

Three piece suite comprising of a bath with shower over, wash hand basin with storage and WC. Partly tiled, laminate flooring. Double glazed window to rear aspect

Exterior

Private enclosed rear garden with patio which benefits from not being overlooked. Access out to the rear. There is also off road parking.

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."



view this property online williamhbrown.co.uk/Property/SDG112595



welcome to

Grevel Close, Spalding

- NO ONWARD CHAIN
- PRIVATE ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- QUIET LOCATION
- CLOSE TOWN LOCATION

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

£155,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG112595



Property Ref:
SDG112595 - 0017

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.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk