



Viscount Close, Pinchbeck Spalding PE11 3PS

welcome to

Viscount Close, Pinchbeck Spalding

Two bedroom terraced property, IDEAL FOR FIRST TIME BUYERS & INVESTORS ALIKE. Lounge, dining kitchen & utility area. FAMILY BATHROOM & DOWNSTAIRS WC. Allocated parking for two cars & FULLY ENCLOSED REAR GARDEN. Popular village location with EASY ACCESS OF AMENITIES.



Lounge

12' 3" x 13' 8" (3.73m x 4.17m)

having stairs to first floor with cupboard beneath and door leading to WC and:

Kitchen Diner

8' 1" x 12' 3" (2.46m x 3.73m)

having a range of wall and base units, work surfaces and a one and a half bowl stainless steel sink.

Integrated electric oven, four ring gas hob and stainless steel extractor. Space for fridge freezer and French doors to garden

Utility

6' 9" x 3' 11" (2.06m x 1.19m)

Wc

comprising two piece suite of WC and pedestal sink. Extractor

Bedroom 1

12' 3" x 9' (3.73m x 2.74m)

built-in wardrobe

Bedroom 2

10' 1" x 9' 1" (3.07m x 2.77m)

built-in wardrobe

Bathroom

6' 5" x 5' 11" (1.96m x 1.80m)

comprising three piece suite of WC, pedestal sink and bath with shower over. Extractor

Outside

to the front of the property there is a tarmac parking area providing allocated parking for two cars, with a gate leading to the rear garden. Fully enclosed by timber fencing, the rear garden features a central lawn, patio seating area and paved pathway to the side. Within the garden there is a timber garden shed, outside lights and outside tap

Agents Note

The solar panels on this property are owned.

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/SDG112978



welcome to

Viscount Close, Pinchbeck Spalding

- MODERN TWO BEDROOM TERRACED PROPERTY
- LOUNGE, KITCHEN DINER & UTILITY AREA
- FAMILY BATHROOM & DOWNSTAIRS WC
- ALLOCATED PARKING FOR AT LEAST ONE CAR
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B
Council Tax Band: B

offers in the region of

£152,500



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG112978



Property Ref:
SDG112978 - 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