



Grevel Close, Spalding PE11 1ED

welcome to

Grevel Close, Spalding

A fantastic opportunity to purchase this SEMI-DETACHED 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 and a graveled DRIVEWAY. Call now to book a viewing!!



Entrance Hall

Double glazed entrance door to the front aspect leads into the property.

Lounge

17' 11" x 13' (5.46m x 3.96m)

Feature fireplace

Sliding door to the rear aspect.

Kitchen

10' 8" x 7' 10" (3.25m x 2.39m)

Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, sink/drain, double oven with gas hob, integral fridge/freezer, space for washing machine.

Double glazed window to the front aspect.

Landing

Leading to further accommodation

Bedroom One

10' 5" x 13' (3.17m x 3.96m)

Built in storage

Double glazed window to the front aspect.

Bedroom Two

11' 6" x 13' (3.51m x 3.96m)

Double glazed window to the rear aspect.

Bathroom

Three piece suite comprising of a bath, wash hand basin and W/C. Partly tiled, heated towel rail

Exterior

Allocated parking

Rear Garden:

Enclosed laid to lawn garden comprising of a patio seating area

Agent 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/SDG111684



welcome to

Grevel Close, Spalding

- TWO BEDROOM END-TERRACED HOUSE
- WELL-PRESENTED THROUGH
- CLOSE TO LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING

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

£165,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG111684



Property Ref:
SDG111684 - 0015

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