



**5 Welland Road, , Spalding
Lincolnshire PE11 2DJ**

Price £104,950 Freehold

~ NO CHAIN ~

*** IDEAL STARTER HOME or INVESTMENT PROPERTY ***

A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE INDIVIDUAL LAYOUT OF THIS PROPERTY

ONE BEDROOM TERRACED PROPERTY, with a PRIVATE COURTYARD GARDEN.

Ideally located and only a 5 to 10 minute walk to Spalding town centre and the local convenience store.

The property is accessed via the rear door, into the OPEN PLAN KITCHEN/DINER and the ground floor bedroom, with stairs leading up to the first floor accommodation. To the first floor is a bright and airy lounge overlooking the green and views over the riverbank; with the three-piece bathroom suite completing the first floor accommodation.

The property is located in the market town of Spalding, with its fantastic road links to Boston, Lincoln, Peterborough and Stamford, as well as having Spalding's High School, Grammar School and Ayscoughfee Private School within close proximity. Additionally the property is just a 5 to 10 minute walk to the centre of Spalding where all its major amenities can be found including a National Bus Station, Train Station, as well as Springfield Garden and Outlet Centre being just a five minute drive away.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Through an obscured double glazed rear door, into the:-

OPEN PLAN KITCHEN/DINER :

14'0" x 10'5" (4.27m x 3.18m)

UPVC double glazed window to the rear overlooking the private courtyard, stairs leading off to the first floor accommodation, understairs storage cupboard housing the fuse box, base and eye level units with a work surface over, sink and drainer with taps over, integrated electric oven and grill with a four burner gas hob, space and plumbing for a washing machine, space and point for a fridge/freezer, wall mounted Worcester Bosch boiler, tiled splash-back's, radiator and power points.

LOUNGE :

13'7" x 9'1" (4.14m x 2.77m)

Having two double glazed sash windows to the front overlooking the green, radiator and power points.

Note : This could be used as the primary bedroom if needed, with the lounge upstairs.

STAIRCASE :

BEDROOM ONE :

14'1" x 13'0" (4.29m x 3.96m)

Having two double glazed sash windows to the front overlooking the green, along with views of the riverbank, radiator, power points, telephone point, TV points.

Note : This could be used as the lounge if needed, with the primary bedroom being situated downstairs.

BATHROOM :

UPVC obscured double glazed window to the rear, panelled bath with a mixer tap and a mixer tap shower over, washbasin with taps over, W.C and a radiator.

EXTERIOR :

To the rear of the property is a shared path, which leads to your private and enclosed low maintenance courtyard garden, which is enclosed by low-level panel fencing and the building to the side, with a breeze-block wall to the rear. The courtyard garden is then laid to patio paving.

Note : There is no off-road parking to the property.

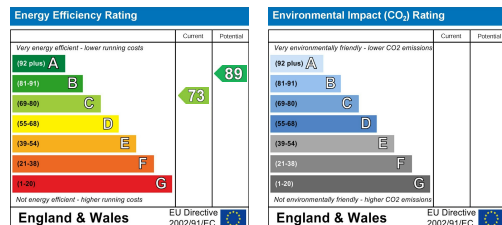
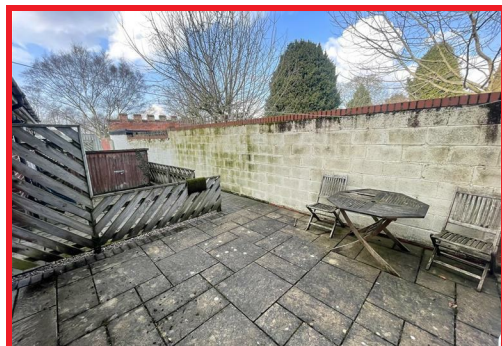
SERVICES :

Council Tax Band - A (subject to change)

Energy Efficiency Rating - C

Gas Central Heating

Mains Water



Viewing Arrangements

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.

Open 6 days

Spalding Office

Mon-Fri 8.30am to 6pm
 Saturday: 9am to 4pm
 Sunday: Closed

Holbeach Office

Mon-Fri 9am to 5.30pm
 Saturday: 9am to 2pm
 Sunday: Closed

Offer Procedure

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

Mortgage Advice

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage.

We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.

Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

Legal Fees

Ask for a quotation from our Conveyancing Department.

Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.

These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

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INDEPENDENT MORTGAGE ADVICE

EVENING & WEEKEND APPOINTMENTS AVAILABLE

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