



**30 Ayscough Avenue, , Spalding
Lincolnshire PE11 2QB**

Price £155,000 Freehold

~ NO CHAIN ~

Morriss and Mennie Estate Agents are pleased to offer For Sale this EXTENDED MID-TERRACE PROPERTY, offering three bedrooms and two reception rooms.

Internally the property has a separate entrance hall which leads through to the double aspect bright and airy lounge. There is a separate dining room which continues on to the EXTENDED KITCHEN/DINER and the EXTENDED DOWNSTAIRS FOUR PIECE BATHROOM SUITE. The first floor offers three good size bedrooms.

Outside the property comes with block paved off-road parking, with pedestrian access to the rear garden via a shared access path from the end terraced. The garden is of generous proportions and comes with a larger than average shed and greenhouse.

The property is being offered with no chain and is within walking distance of a local Primary School, two Secondary Schools, a Fish & Chip Shop and a Tesco's Express with Post Office facilities. The town centre is then just a 5-10 minute walk, where all the major amenities can be found. The property is also ideally located with fantastic road links to the A16 bypass, with connections to Peterborough, Stamford, Boston, Lincoln and Kings Lynn.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Through the wooden front door, into the:-

ENTRANCE HALL :

With stairs leading off to the first floor accommodation.

DOUBLE ASPECT LOUNGE :

15'8" x 11'5" (4.78m x 3.48m)

UPVC double glazed windows to the front and rear, radiator, power points, wall lights.

DINING ROOM :

11'0" x 9'0" (3.35m x 2.74m)

UPVC double glazed window to the front, real wood flooring, gas fireplace with back boiler, telephone point, power points.

KITCHEN/DINER :

17'6" (max) x 10'5" (max) (5.33m (max) x 3.18m (max))

UPVC double glazed windows and door to the rear, base units with a work surface over, sink and drainer with taps over, space and point for a free standing cooker, washing machine, fridge/freezer, power points, radiator.

DOWNSTAIRS BATHROOM :

12'3" x 5'6" (3.73m x 1.68m)

Having a high-level UPVC, double glazed window to the rear, panelled bath with taps over, tiled splash-backs, pedestal wash basin with taps over, W.C, radiator, separate shower cubicle with an electric mixer shower.

LANDING :

UPVC double glazed window to the rear, radiator.

BEDROOM ONE :

16'1" x 9'1" (4.90m x 2.77m)

Being double aspect with UPVC double glazed windows to the front and rear, radiator, power points, single storage cupboard.

BEDROOM TWO :

11'6" x 8'4" (3.51m x 2.54m)

UPVC double glazed window to the front, radiator, power points.

BEDROOM THREE :

8'6" x 7'3" (2.59m x 2.21m)

UPVC double glazed window to the rear, radiator, power points.

EXTERIOR :

To front there is block paved off-road parking, with shared pedestrian access leading to the rear, which is enclosed by panel fencing, concrete blocks and hedging. The rear garden is laid to lawn, with a shed (16'0" x 12'0") a greenhouse, an outside light and an outside tap.

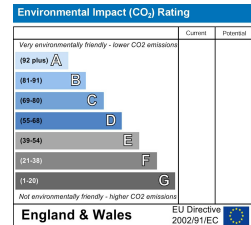
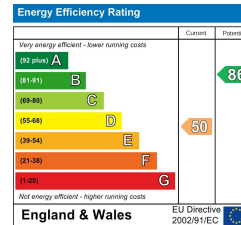
SERVICES :

Council Tax Band - A (subject to change)

Energy Efficiency Rating - E

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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EVENING & WEEKEND APPOINTMENTS AVAILABLE

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