



**16 Telford Court, Spalding,
Lincolnshire PE11 2GY**

£700

TELFORD COURT, SPALDING £700 Per Month - AVAILABLE FROM 19TH OF JULY 2024

Modern two bedroom end terrace bungalow
Entrance hall
Lounge
Two double bedrooms
Modern kitchen/diner
Re-fitted wet room
2 allocated parking spaces
Low maintenance front and rear gardens.
The bungalow has access for a wheel chair as there is a ramp to the front door.

DEPOSIT £800
HOLDING DEPOSIT £160



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

UPVC composite double glazed door to:-

ENTRANCE HALL:

Having radiator, power points, telephone point, skimmed and covered ceiling, loft hatch, digital thermostat control, airing cupboard with wall-mounted Combination boiler.

BEDROOM 2:

10' x 8'4" (3.05m x 2.54m)

Having UPVC double glazed window to front, radiator, power points, textured and covered ceiling.

RE-FITTED WET ROOM:

Having UPVC obscured double glazed window to the side, pedestal wash hand basin, WC. electric mixer shower over, extractor fan, shaver point, tiled splash-backs, radiator, skimmed and covered ceiling.

LOUNGE:

15'2" x 9'8" (4.62m x 2.95m)

Having UPVC double glazed window to front, radiator, power points, TV point, skimmed and covered ceiling.

MASTER BEDROOM:

11'6" x 9'4" (3.51m x 2.84m)

Having UPVC double glazed window to the rear, radiator, power points, TV point, skimmed and covered ceiling, built-in wardrobe.

KITCHEN/DINER:

12'2" x 8'8" (3.71m x 2.64m)

Having UPVC double glazed window to the rear, UPVC obscured double glazed door to the rear garden, base and eye level units with roll-edged work surface, space and point for washing machine, integrated electric oven and grill with four burner gas hob with extractor hood over, space and point for fridge/freezer, tiled splash-backs, power points, TV point, radiator, telephone point, textured and covered ceiling, broom cupboard with fuse box.

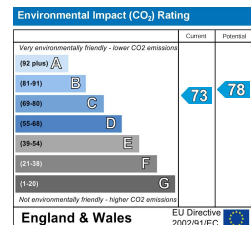
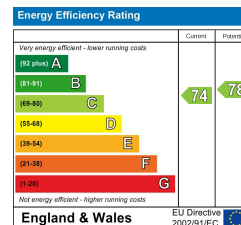
EXTERIOR:

Patio ramp through the wrought iron black railings, decorative brick pillars with inset wrought iron black railings, low maintenance front garden with a patio pathway leading to the front door with storm porch and light, laid to lawn and gravel, side gated access leading to the rear garden.

The rear low maintenance garden is enclosed by panelled fencing, SHED sat on a patio base, laid to decorative chippings with flower and shrubbed borders, outside light, outside tap.

DIRECTIONS:

From our Office on Bridge Street, proceed over the bridge onto Church Street, bear left onto Halmergate, continue to the mini-roundabout and continue straight over onto Queens Road, turn right onto Telford Court where the bungalow can be found at the bottom on the right hand side.



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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