MORRISSandMENNIE

estate agents



7 Second Avenue, , Spalding Lincolnshire PE11 1LP

Reduced To £149,950 Freehold

~ NO CHAIN ~

* REDUCED *

Welcome to this semi-detached house located on Second Avenue in the lovely town of Spalding. This property boasts two reception room and three bedrooms, with plenty of space for everyone to enjoy.

The house features a well-maintained bathroom and parking space for two vehicles, ensuring convenience for you and your visitors. Situated close to a primary school and various amenities, this home is ideal for families looking for a convenient and vibrant neighbourhood to settle in.

The good-sized rear garden provides a tranquil outdoor space where you can unwind and enjoy the fresh air.

Don't miss out on this fantastic opportunity to own a property with no upward chain, making the buying process smooth and hassle-free. Contact us today to arrange a viewing and make this wonderful house your new home in Spalding.







8 Bridge Street, Spalding, PE11 1XA 01775 767575

10 West End, Holbeach, PE12 7LW 01406 422907

Through the UPVC obscured double glazed door, into the:-

ENTRANCE HALL:

With stairs leading up to the first floor accommodation.

KITCHEN/DINER:

15'8" x 9'8" (4.78m x 2.95m)

UPVC double glazed window to the front, UPVC double glazed window to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, space and point for a freestanding cooker, space and plumbing for a dishwasher, space and point for a fridge/freezer, radiator and power points.

LOUNGE

13'5" x 12'0" (4.09m x 3.66m)

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

REAR ENTRANCE:

UPVC obscured double glazed door and window to the rear, space and plumbing for a washing machine, tiled floor, radiator and power points.

DOWNSTAIRS BATHROOM:

UPVC obscured double glazed window to the rear, corner panel bath with a mixer tap and a mixer tap handheld shower over, electric mixer shower, pedestal washbasin with taps over, W.C, fully tiled walls and floor, radiator.

LANDING:

UPVC double glazed window to the rear, loft hatch and radiator.

BEDROOM ONE:

16'2" x 10'2" (4.93m x 3.10m)

UPVC double glazed windows to the front and rear, radiator, power points, TV point and storage cupboard.

BEDROOM TWO:

12'0" x 12'0" (max) (3.66m x 3.66m (max))

UPVC double glazed window to the front, radiator, power points and a storage cupboard.

BEDROOM THREE:

9'1" x 8'8" (2.77m x 2.64m)

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

EXTERIOR:

The front of the property has gravelled off-road parking with side gated access to the rear garden. The rear garden is enclosed by a mixture of hedging and panel fencing, and is then predominately laid to lawn with a seating area, a shed and an outside brick store.

SERVICES:

Council Tax Band - A (subject to change)

Energy Efficiency Rating - D

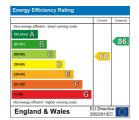
Gas Central Heating

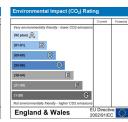
Mains Water











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.

Morriss 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.

Your home your mortgage INDEPENDENT MORTGAGE ADVICE