



**24 Severn Road, Spalding,
Lincolnshire PE11 2JU**

Price £117,500 Freehold

Welcome to this charming flat located on Severn Road in the market town of Spalding. This delightful property boasts a cosy reception room, perfect for relaxing after a long day. With two bedrooms, there is ample space for a small family or guests to stay over. The flat also features a well-appointed bathroom, ensuring convenience and comfort for all residents.

Situated in a prime location, this flat offers easy access to local amenities, schools, and transport links, making it ideal for those seeking a convenient lifestyle. Whether you're a first-time buyer looking to step onto the property ladder or an investor searching for a promising opportunity, this flat is sure to impress.

Don't miss out on the chance to make this lovely flat your new home. Contact us today to arrange a viewing today!



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

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

ENTRANCE HALL :

Having a three-quarter length UPVC obscured double glazed window to the front, stairs leading up to the first floor accommodation, radiator, power points and a separate fuse box.

LANDING :

Airing cupboard with a wall mounted boiler.

LOUNGE :

15'2" x 11'8" (4.62m x 3.56m)

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

KITCHEN :

11'8" x 11'2" (3.56m x 3.40m)

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, integrated half sized electric oven and grill with a four burner electric hob, space and plumbing for a dishwasher, space and point for a washing machine, space and point for a fridge, space and point for a freezer, tiled splash-backs, power points and a radiator.

BATHROOM :

UPVC obscured double glazed window to the rear, a panelled bath with a mixer tap over having an electric mixer shower, pedestal washbasin with taps over, wall mounted heated towel rail and fully tiled walls.

CLOAKROOM :

UPVC obscured double glazed window to the rear, W.C with a push button flush, wash hand basin with a mixer tap over and storage cupboards beneath, radiator.

BEDROOM ONE :

11'9" x 10'5" (3.58m x 3.18m)

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

BEDROOM TWO :

11'1" x 8'5" (3.38m x 2.57m)

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

EXTERIOR :

The rear garden is enclosed by panel fencing and is laid to lawn.

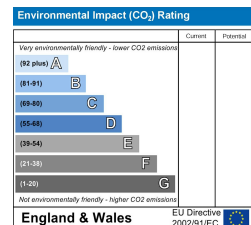
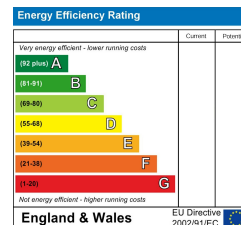
SERVICES :

Council Tax Band - (subject to change)

Energy Efficiency Rating - C

Gas Central Heating

Mains Services



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.

Your home your mortgage

INDEPENDENT MORTGAGE ADVICE

EVENING & WEEKEND APPOINTMENTS AVAILABLE

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