



31 Alma Place, Spilsby, PE23 5LB

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Freehold

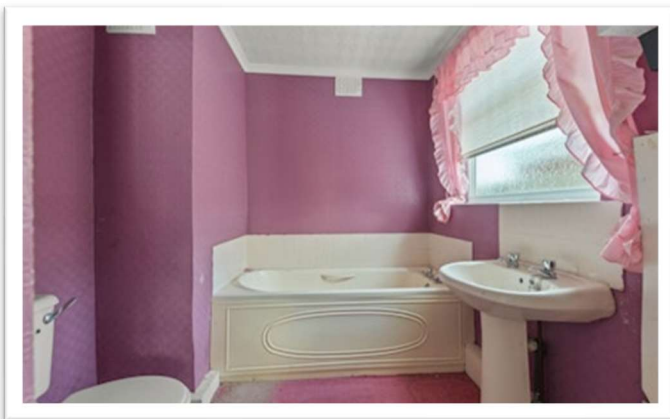
£92,000



Key Features

- End terrace house
- Two bedrooms
- Lounge & dining room
- Kitchen & bathroom
- Enclosed rear courtyard
- In need of updating
- NO CHAIN
- EPC rating G





An end terrace house within walking distance to Spilsby town centre. The property is in need of updating and has accommodation comprising: porch, lounge, dining room, kitchen and bathroom to ground floor. Two bedrooms to first floor. Outside the property has an enclosed courtyard to the rear. NO CHAIN

ACCOMMODATION

Part glazed entrance door through to the:

ENTRANCE PORCH

Having windows to front & side elevations, polycarbonate roof and part glazed door to the:

LOUNGE

3.6m x 3.34m (11'10" x 11'0")

Having window to front elevation and coved ceiling. Sliding doors to the:

DINING ROOM

2.84m x 2.74m (9'4" x 9'0")

Having window to rear elevation, coved ceiling and understairs storage cupboard.

KITCHEN

3.43m x 2.34m (11'4" x 7'8")

Having window & part glazed door to side elevation, coved ceiling and door to staircase rising to first floor.

Fitted with a range of base & wall units with work surfaces comprising: stainless steel sink with drainer inset to work surface, cupboards & drawers under, cupboard over, space for cooker to side. Further work surface with cupboards & drawers under, cupboards over.

BATHROOM

2.2m x 2.09m (7'2" x 6'11")

Having window to side elevation, gas fired boiler providing for hot water, panelled bath, close coupled WC and pedestal hand basin.

FIRST FLOOR LANDING

BEDROOM ONE

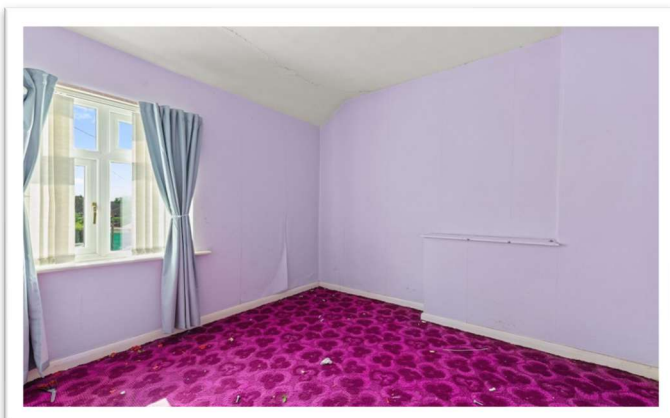
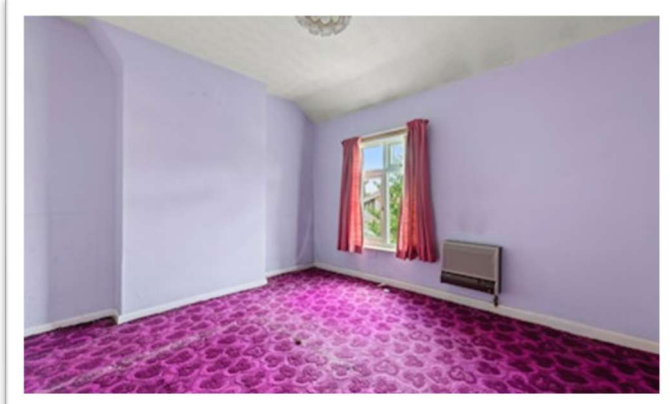
3.63m x 3.45m (11'11" x 11'4")

Having window to front elevation and wall mounted gas fire.

BEDROOM TWO

2.77m x 2.73m (9'1" x 9'0")

Having window to rear elevation.



EXTERIOR

To the rear of the property there is a courtyard with gates to the rear.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via electric heaters and a gas fire. Hot water is via a gas fired boiler. The current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

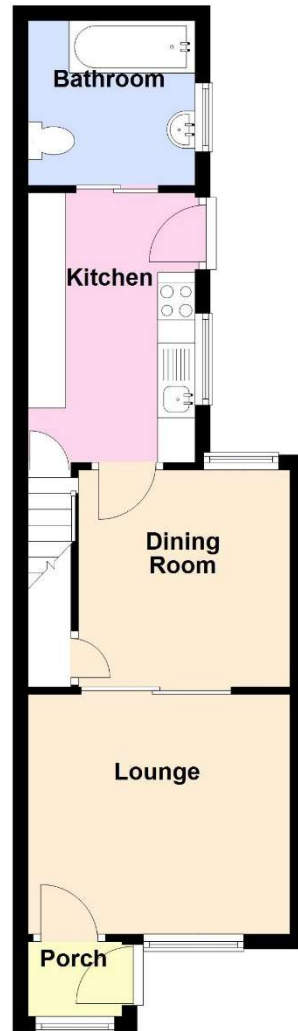
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Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Floorplan

Ground Floor
Approx. 36.8 sq. metres (395.8 sq. feet)



First Floor
Approx. 23.8 sq. metres (255.7 sq. feet)



Total area: approx. 60.5 sq. metres (651.5 sq. feet)



 **NEWTONFALLOWELL**

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