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70 Severn Road, Spalding PE11 2JZ

BELVOIR!

£152,000



Key Features

- > IMMACULATE TERRACE PROPERTY
- > TWO DOUBLE BEDROOMS
- > KITCHEN/DINER
- > GAS CENTRAL HEATING
- > UPVC DOUBLE GLAZING
- > REAR GARDEN
- > Tenure: Freehold
- > EPC rating C

Belvoir incorporating Munton and Russell are pleased to offer this two double bedroom terrace property, situated within easy reach of the market town of Spalding. The town itself offers an array of facilities including medical, schooling, leisure and shopping. The property is well presented through out with a modern kitchen/diner, lounge, two double bedrooms and family bathroom. Externally enclosed rear garden with views over the coronation channel. Viewing is highly recommended.

ENTRANCE HALL

UPVC double glazed door and side panel, stairs to first floor landing, radiator.

LOUNGE

14'8" x 11'5" (4.47m x 3.47m)

UPVC double glazed window to the front elevation, radiator, feature fire surround.



KITCHEN/DINER

17'7" x 8'4" (5.35m x 2.54m)

UPVC double glazed window and door to the rear elevation, range of fitted base and wall units, sink unit with mixer taps over, built in oven hob and canopy hood over, space for washing machine, dishwasher and tumble dryer, tiled floor.

LANDING

Storage cupboards, doors to:

BEDROOM 1

18'5 x 9'5" (5.61m x 2.87m)

UPVC double glazed window to the front elevation, radiator, door to boiler cupboard.

BEDROOM 2

13'11 X 12'4" (4.24m x 3.75m)

UPVC double glazed window to the rear elevation, radiator.

SHOWER ROOM

Two UPVC double glazed windows to the rear elevation, three piece suite comprising of WC wash hand basin, shower cubicle with shower, heated towel rail, tiling to walls.

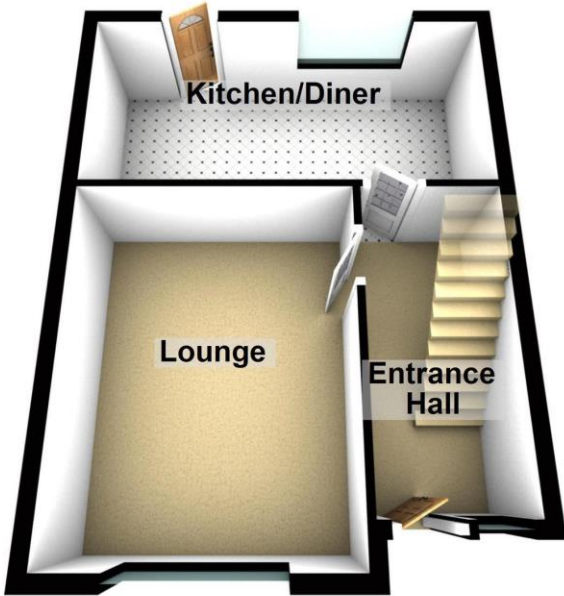
EXTERNALLY

Generous front garden, laid to lawn with pathway to property.

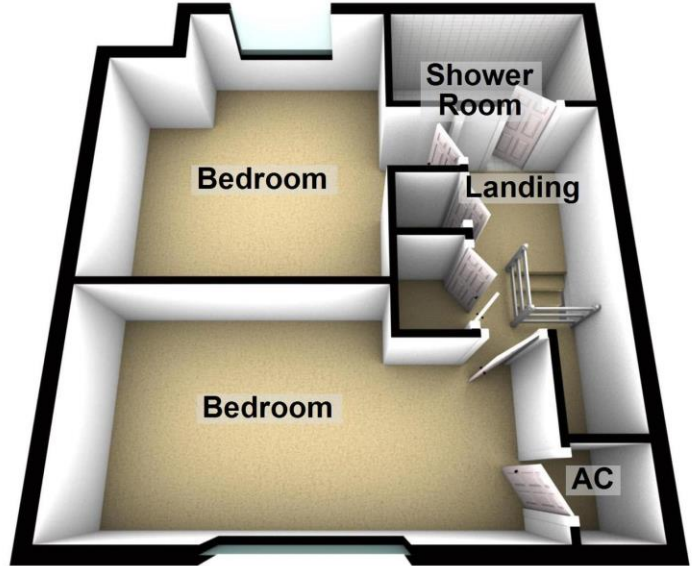
REAR Enclosed by fencing, patio and raised decked area, standing for storage shed.

AGENTS NOTE: The rear garden does have pedestrian access for neighbouring properties.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Contact us today to arrange a viewing...

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