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132 Queens Road, Spalding PE11 2JQ

BELVOIR!

£129,950



Key Features

- > MID TERRACE PROPERTY
 - > THREE BEDROOMS
 - > KITCHEN/DINER
- > UPVC DOUBLE GLAZING
- > GAS CENTRAL HEATING
 - > REAR GARDEN
 - > Tenure: Freehold
 - > EPC rating D

Belvoir incorporating Munton and Russell are pleased to offer for sale this three-bedroom terrace property well situated in the market town of Spalding and the amenities thereof. The property is ideal for the investor or first time buyer and is offered with vacant possession. The accommodation in brief comprises of, entrance hall, lounge, fitted kitchen/diner, inner hall and bathroom. To the first floor, three bedrooms. Externally a courtyard style garden with large timber store.

ENTRANCE HALL

UPVC double glazed door, stairs to first floor landing.

LOUNGE

10'11" x 11'9" (3.3m x 3.6m)

UPVC double glazed window to the front elevation, fitted units, radiator. Maximum measurements.

KITCHEN/DINER

12'2" x 14'11" (3.7m x 4.5m)

UPVC double glazed window to the rear elevation, tiled floor, fitted base and wall units, 1 1/2 bowl sink unit with mixer taps over, plumbing for washing machine, radiator.



INNER HALLWAY

UPVC double glazed door to the side elevation, tiled floor, radiator, wall mounted boiler.

BATHROOM

UPVC double glazed window to the side elevation, three piece suite comprising of WC, vanity wash hand basin, panelled bath with shower and screen over, heated towel rail.

LANDING

Doors to:

BEDROOM 1

10'11" x 14'11" (3.3m x 4.5m)

Two UPVC double glazed windows to the front elevation, radiator, storage cupboard. Maximum measurements

BEDROOM 2

7'6" x 12'3" (2.3m x 3.7m)

UPVC double glazed window to the rear elevation, radiator.

BEDROOM 3

6'10" x 9'1" (2.1m x 2.8m)

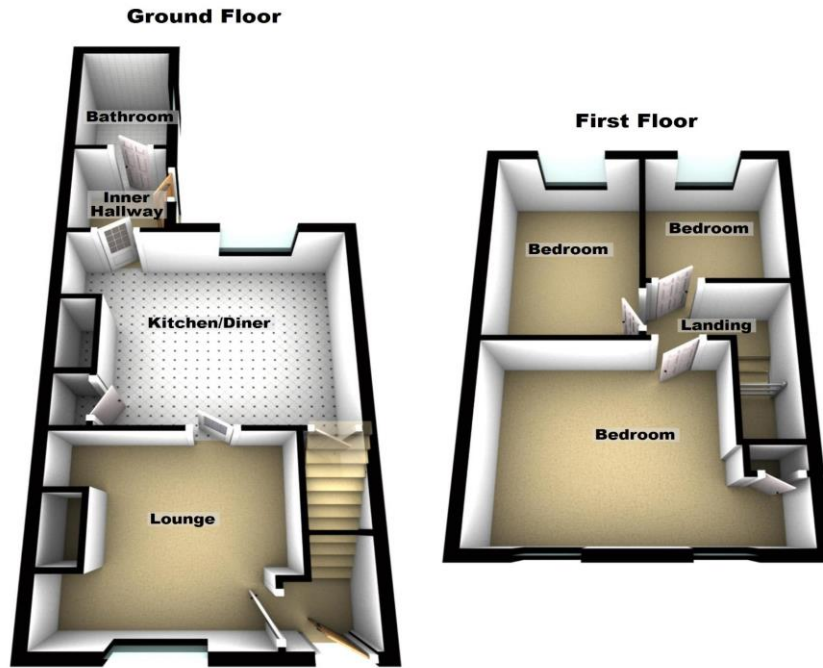
UPVC double glazed window to the rear elevation, radiator.

EXTERNALLY

Front garden with pathway leading to the property.

Rear garden has standing for large timber store with gated rear access.

AGENTS NOTE: Services and appliances have not been tested.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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