



3  2  1 

24 Spring Gardens, Spalding PE11 2XN

BELVOIR!

£135,000



Key Features

- > TERRACE PROPERTY
- > THREE DOUBLE BEDROOMS
- > TWO RECEPTION ROOMS
- > GAS CENTRAL HEATING
- > REAR GARDEN
- > MODERNISATION REQUIRED
- > Tenure: Freehold
- > EPC rating D

Belvoir incorporating Munton and Russell are pleased to offer for sale this three-bedroom terrace property situated in close proximity to the town centre. The accommodation in brief comprises of, entrance hall, lounge, dining room, fitted kitchen, downstairs bathroom. The first floor has landing, three double bedrooms. Externally enclosed rear garden. The property does require updating.

ENTRANCE HALL

Part glazed door to entrance hall, stairs to first floor, radiator.

LOUNGE

11'11" x 12'7" (3.6m x 3.8m)

Sealed unit double-glazed window to the front elevation, gas fire, radiator.

DINING ROOM

9'11" x 12'7" (3m x 3.8m)

Sealed unit double-glazed window to the rear elevation, radiator (maximum measurements)



KITCHEN

7'0" x 12'8" (2.1m x 3.9m)

Part glazed door to side elevation, sealed unit double glazed window to the side elevation, range of fitted base and wall units,, sink unit with mixer taps over, cooker point space for fridge freezer, wall mounted boiler.

BATHROOM

Sealed unit double glazed window to the side elevation, three-piece suite comprising of WC, wash hand basin, panelled bath, radiator, airing cupboard housing hot water tank.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

11'11" x 12'8" (3.6m x 3.9m)

Sealed unit double glazed window to the front elevation, radiator.

BEDROOM 2

10'0" x 12'8" (3m x 3.9m)

Sealed unit double glazed window to the rear elevation, radiator.

BEDROOM 3

8'0" x 13'2" (2.4m x 4m)

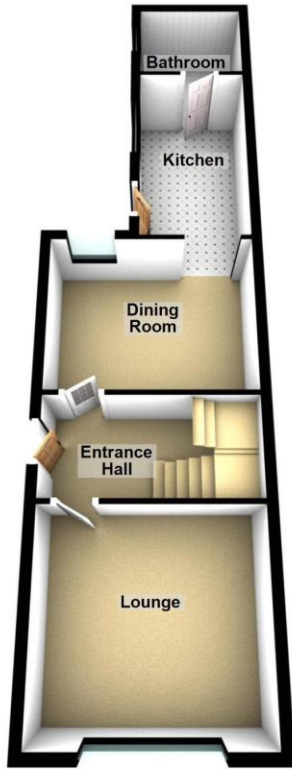
Sealed unit double glazed window to the rear elevation, radiator.

EXTERNALLY

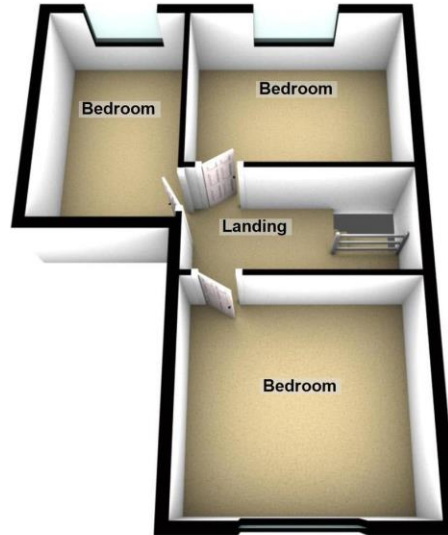
Small garden area to front, gated side access leading to side door.

REAR: Enclosed mature garden, standing for storage shed.

Ground Floor

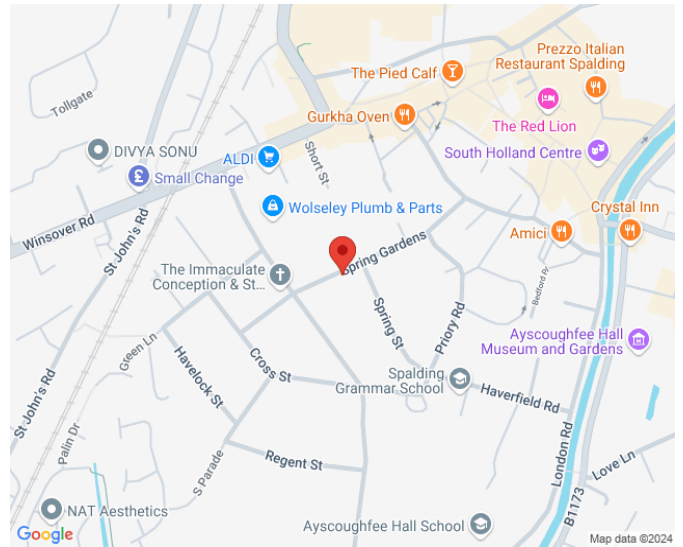


First Floor



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

WWW.EPC4U.COM



Contact us today to arrange a viewing...

BELVOIR!

www.belvoir.co.uk/spalding-estate-agents/

01775 722475