



## Bridge Road, Sutton Bridge £179,995

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



**A four-bedroom end terrace property is an excellent opportunity for both first-time buyers and investors. It features off-road parking and a generously sized rear garden, making it ideal for families or tenants who value outdoor space. The ground floor includes a lounge, a kitchen/diner, a utility cloakroom, and a shower room, providing practical and functional living areas. On the first floor, you'll find four bedrooms and a family bathroom, offering ample space for a growing family or multiple occupants. With its combination of privacy, convenience, and spaciousness, this property is well-suited to meet a variety of needs and preferences. CALL us ANYTIME to book your viewing - 01406 424441.**

### Accommodation Comprises:

#### Entrance Hall

Coving to textured ceiling with smoke detector, stairs to first floor landing, door to:

#### Lounge 3.83m (12'7") x 3.70m (12'2")

PVCu double glazed window to front, multi fuel burner in chimney breast with wooden surround, tiled hearth, radiator, laminate flooring, TV point, open plan to under-stairs storage cupboard

#### Kitchen/Diner 4.68m (15'4") max x 3.58m (11'9") min

Butler style double sink with tiled splashbacks, space for fridge/freezer, electric point for cooker with extractor hood, two PVCu double glazed windows to rear, radiator, laminate flooring, open plan, door to:

#### Rear Lobby

PVCu double glazed window to rear, radiator, laminate flooring, door to:

#### Utility Room 4.53m (14'10") x 1.90m (6'3")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled surround, space for automatic washing machine and tumble dryer, PVCu double glazed window to side, storage cupboard, radiator, laminate flooring, boiler cupboard, housing wall mounted gas boiler serving heating and hot water,

#### Cloakroom

Fitted with two-piece suite wash hand basin, close coupled WC, extractor fan, radiator, laminate flooring.

#### Shower Room

With tiled shower enclosure with a fitted electric shower and folding glass door, extractor fan with fully ceramic tiled walls, radiator.

#### First Floor Landing

Radiator, smoke detector, recessed ceiling spotlights.

#### Bedroom 1 3.44m (11'3") x 2.65m (8'8")

PVCu double glazed window to front, radiator, storage cupboard with shelving, built-in wardrobes with hanging rail and shelving.

#### Bedroom 2 3.03m (9'11") x 2.40m (7'10")

PVCu double glazed window to rear, radiator.

#### Bedroom 3 3.87m (12'8") x 2.00m (6'7")

PVCu double glazed window to rear, radiator, TV point.

#### Bedroom 4 2.62m (8'7") x 1.85m (6'1")

PVCu double glazed window to side, radiator, TV point.

#### Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with hand shower attachment over and matching telephone style mixer tap, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, PVCu opaque double glazed window to rear, radiator, tiled flooring, coving to ceiling.

#### Outside

The front of the property is enclosed with railings and hand gate leading to the entrance door. The rear garden is fully enclosed with wood panel fencing, side double gates with paved area providing an enclosed parking area, carport, the garden is of low maintenance gravel with flower and shrub borders, summerhouse, patio area, outside lighting and outside water tap.

#### Directions

Coming into Sutton Bridge from Long Sutton the property can be found on the left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 9SF

#### Council Tax

Band A ~ £1,485,93 from April 2025 to March 2026, South Holland District Council.

#### EPC - D

### **Agents Notes: Money Laundering Regulations 2003**

**Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.**

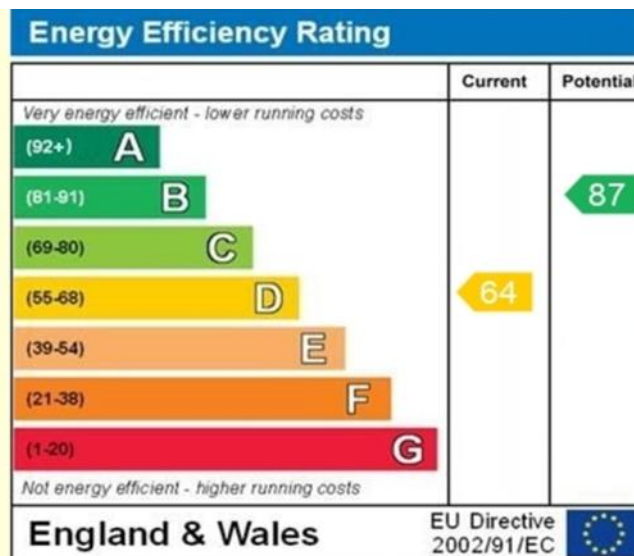
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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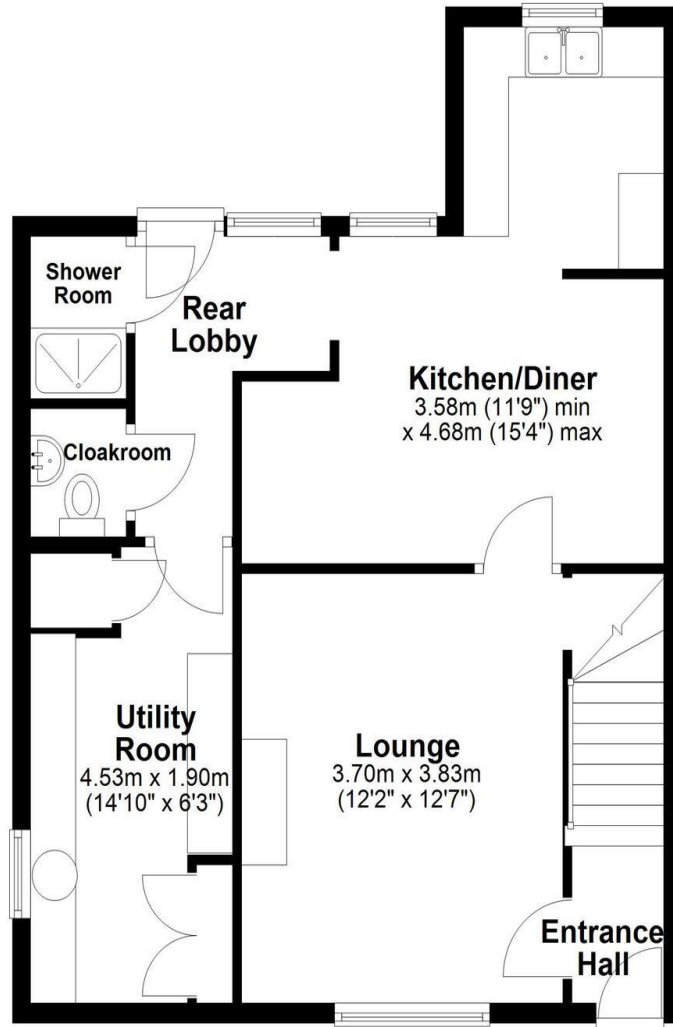
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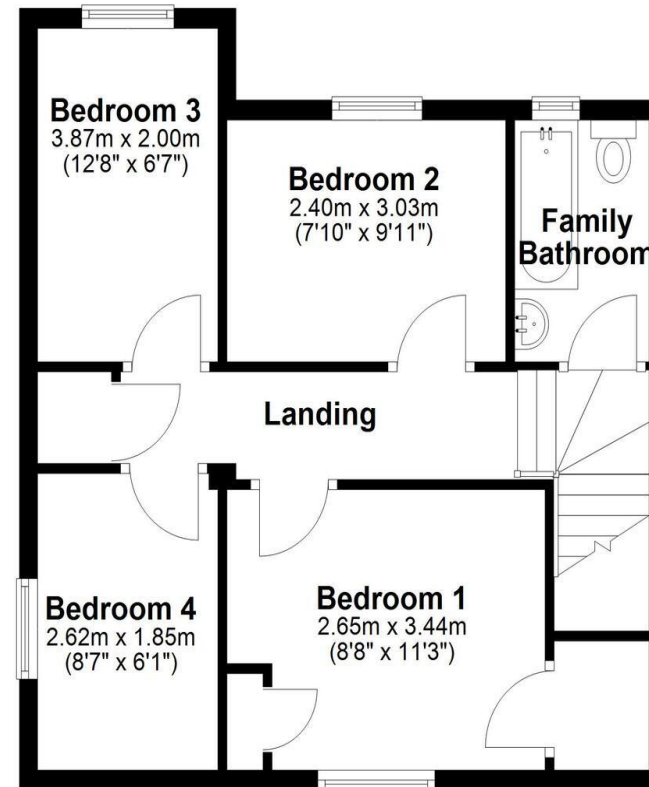
## Ground Floor

Approx. 55.6 sq. metres (598.5 sq. feet)



## First Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



Total area: approx. 100.4 sq. metres (1080.9 sq. feet)





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