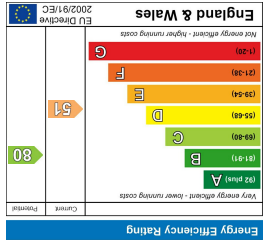
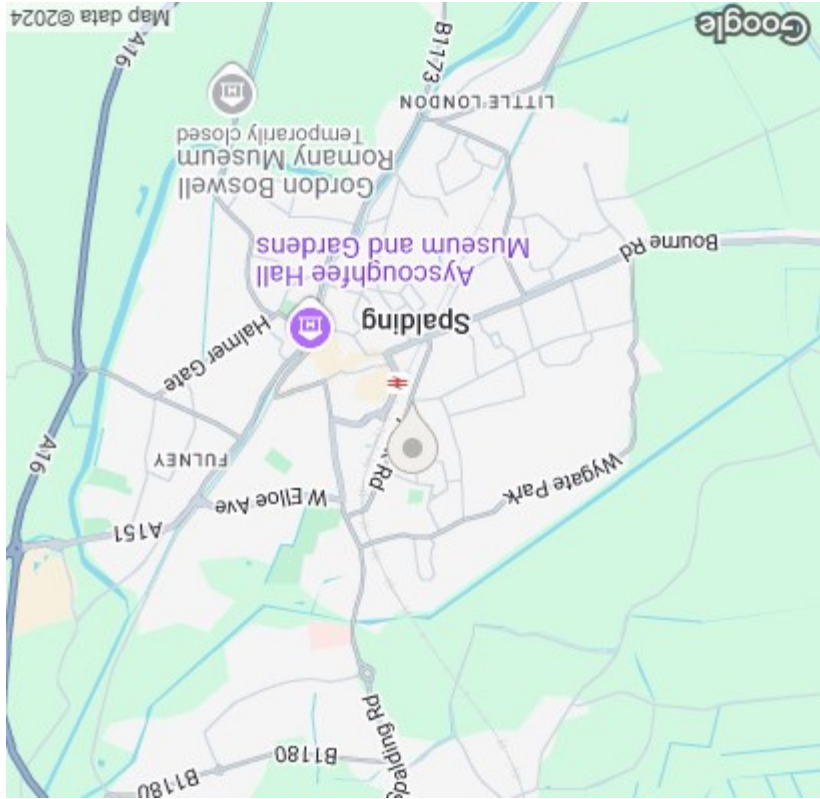


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



Area Map



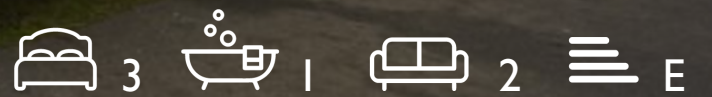
Floor Plan

Viewing
Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.



Park Road
Spalding, PE11 1NH

Offers In Excess Of £180,000 - Freehold , Tax Band - C



Park Road

Spalding, PE11 1NH

An ideal family home or ready made investment opportunity, situated close to Spalding Town Centre, boasting period features throughout. Currently with tenants in situ and achieving £995.00 per calendar month, there is the option of purchasing with the existing tenants still occupying, or with vacant possession.

Comprising internally of a spacious entrance hallway, bay fronted living room, separate dining room, and a kitchen with a matching range of base and eye level units fitted. Off the kitchen can be found a lean to conservatory to the rear, with doors onto an enclosed garden with side gated access. To the first floor there are three good sized bedrooms and a three piece family bathroom comprising a w/c, wash hand basin and a bath.

Externally to the front there is off street parking for two vehicles. Viewing advised.

Entrance Hall

11'10" x 5'1"

Living Room

13'1" x 12'2"

Dining Room

11'0" x 13'1"

Lean-To Conservatory

12'5" x 6'10"

Kitchen

11'8" x 7'4"

Outbuilding

32' x 4'10"

Landing

13'6" x 7'6"



Master Bedroom

11'1" x 10'9"

Bathroom

12'4" x 5'5"

Bedroom Two

11'0" x 10'6"

Bedroom Three

10'11" x 9'9"

EPC - E

51/80

Tenure - Freehold

**DRAFT DETAILS AWAITING
VENDOR APPROVAL**