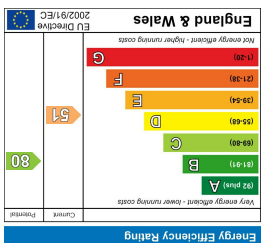


Disclaimer/Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. All photographs, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or 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.ceterioro.co.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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.



Energy Efficiency Graph



Area Map



Floor Plan



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
3'2" 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