

12 London Road

Spalding PE11 2TA

Auction Guide £191,000

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*****FOR SALE BY AUCTION*****

12 Welland Place, London Road is being sold as a functioning Licenced HMO in a central location in the attractive market town of Spalding and is set overlooking the picturesque River Welland. Viewing of this Grade II listed Georgian town house is strongly recommended.

Spalding has a vibrant centre with shops, public houses and a market place steeped in history along with Springfield's Shopping Centre accessible believe it or not by a 'water taxi'. The area enjoys easy access to Boston and Peterborough along with numerous villages, local facilities and agricultural work opportunities.

The property is set over FOUR floors and allows for SEVEN LETTING ROOMS along with a communal KITCHEN DINER.

Fully occupied the property currently brings in £750 each week.

Ready to go, this property offers a fantastic opportunity to move into the HMO category.

Tenure Freehold
Council Tax D





Basement

Rental Room 1
13.24 sqm

Rental Room 2
17.99 sqm

Ground Floor
Entrance Hall

Communal Kitchen Diner
22.19 sqm

Rental Room 7
17.99 sqm

Utility Room

Cloakroom W.C.

First Floor Landing

Rental Room 3
14.10 sqm

Rental Room 4
27.74 msq

Communal Bathroom

Second Floor Landing

Rental Room 5
14.10 msq

Rental Room 6
24.74 sqm

Communal Bathroom

Outside

To the rear of the property is a paved courtyard garden.

Floor Plan



Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Area Map



Energy Efficiency Graph

