



BRADLEY JAMES

ESTATE AGENTS



45 Bourne Road, Spalding, Lincolnshire, PE11 1JN

Asking price £335,000

- 3 PROPERTIES
- TWO ONE BED TERRACE HOUSE BEHIND
- 10-15 MINUTE WALK TO TOWN CENTRE
- OFF ROAD PARKING
- CLOSE TO AMENITIES
- TWO BED TERRACE AT THE FRONT
- GREAT PROPERTY FOR RENTAL PORTFOLIO
- RENOVATED AND BUILT IN 2019
- GARDEN

45 Bourne Road, Spalding PE11 1JN

Great investment opportunity, THREE HOUSES ON ONE PLOT OF LAND.

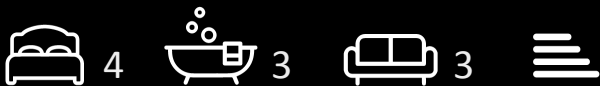
Bradley James Estate Agents offers for sale this rare opportunity to acquire three rental properties on the same piece of land. Nestled on Bourne Road in the charming town of Spalding, this unique property presents an exceptional opportunity for those looking to expand their rental portfolio. Comprising three terrace houses, this offering includes a delightful two-bedroom front house and two one-bedroom terrace houses situated at the rear, all of which are designed with modern living in mind. The front house is over a 100 years old and the modern terrace houses behind were built in 2019.

The front two bed house features a separate kitchen diner and a spacious lounge, providing a comfortable and inviting atmosphere. The two one-bedroom houses boast open-plan kitchen lounges, perfect for contemporary living, along with convenient downstairs cloakrooms and en-suite shower rooms off the bedrooms. This thoughtful layout ensures that each residence is both functional and appealing to potential tenants.

Parking is a breeze with space for three vehicles, and additional on-road parking is available on both Bourne Road and Horseshoe Road. The property also benefits from a shared garden, offering a pleasant outdoor space for relaxation and enjoyment.

Conveniently located within walking distance of the town centre and the local train station, this property is ideally situated for those who appreciate easy access to amenities and transport links. Upon completion of the sale, the houses will be separated into three distinct titles, providing flexibility for future management or investment.

This is a rare chance to acquire a well-maintained property in a popular location, making it an excellent choice for both seasoned investors and those new to the rental market. Don't miss out on this remarkable opportunity to enhance your property portfolio in Spalding. Please call the office for the rental figures.



Council Tax Band: A



Entrance Hall

Go through the composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation. To the right is the lounge and to the left is the kitchen diner.

Kitchen Diner

10'7 x 10'1 max

UPVC double glazed window to the front, base and eye level units with worksurface over, sink and drainer with mixer taps over, integrated electric oven and grill with a four burner gas hob and extractor over, wall mounted gas boiler housed in kitchen cupboard, space and point for fridge freezer, radiator, power points and an under stairs storage cupboard which just has space and plumbing for washing machine.

Lounge

10'7 x 10'2

UPVC double glazed window to the front, radiator, power point, TV point and telephone point. The front windows of this property are acoustic glass and there is a PIV (passive input ventilation) system on the landing.

Landing

There's a split landing which leads to two bedrooms and the shower room.

Shower Room

The shower room has a WC with push button flush, a separate shower cubicle which is fully tiled with a built-in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, pedestal wash hand basin with mixer taps over, a wall mounted heated towel rail, skimmed ceiling with spotlights and extractor fan.

Bedroom 1

10'7 x 10'1

UPVC double glazed window to front with acoustic glass, radiator, power points, decorative fireplace, TV point and telephone point.

Bedroom 2

10'2 x 7'2 max

UPVC double glazed window to the front with acoustic glass, radiator, power point, TV point, telephone point, loft hatch and a built-in single wardrobe.

45B Entrance Hall

Separate entrance hall which has a UPVC obscured double glazed door to the side and then stairs leading up to the first floor accommodation, radiator and power point. An internal door leading you into the plan lounge and kitchen diner.

45B Open plan lounge kitchen

15'7 x 14'6

Double aspect with a UPVC double glazed window to both sides and UPVC obscured double glazed door to the side, base and eye level units with worksurface over, sink and drainer with mixer tap over, integrated electric oven and grill with a four burner gas hob and extract over, wall mounted gas boiler housed in the kitchen cupboard, space and point for fridge freezer, radiator, power points, under stairs storage cupboard and fuse box.

45B Downstairs cloakroom

UPVC obscured double glazed window to the side, WC with push button flush, wall mounted heated towel rail, vanity wash hand basin with mixer taps over and storage cupboards beneath, tiled floor, skimmed ceiling with inset spotlights and extractor fan.

45B Bedroom 1

15'8 x 11'0

UPVC double glazed window to rear, power points, tv point, telephone point and built in wardrobe.

En-Suite

Skylight in the ceiling, separate shower cubicle which has a built-in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer taps over with two storage drawers beneath and wall mounted medicine cabinet, WC with push button flush, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

45c Open Plan Lounge Kitchen

14'3 x 14'3

Double aspect with a UPVC double glazed window to the rear and side and UPVC obscured double glazed door to the side, base and eye level units with worksurface over, sink and drainer with mixer tap over, integrated electric oven and grill with a four burner gas hob and extract over, wall mounted gas boiler housed in the kitchen cupboard, space and point for fridge freezer, radiator, power points, under stairs storage cupboard and fuse box.

45c Downstairs Cloakroom

UPVC obscured double glazed window to the side, WC with push button flush, wall mounted heated towel rail, vanity wash hand basin with mixer taps over and storage cupboards beneath, tiled floor, skimmed ceiling with inset spotlights and extractor fan.

45c Bedroom 1

14'3 x 10'3

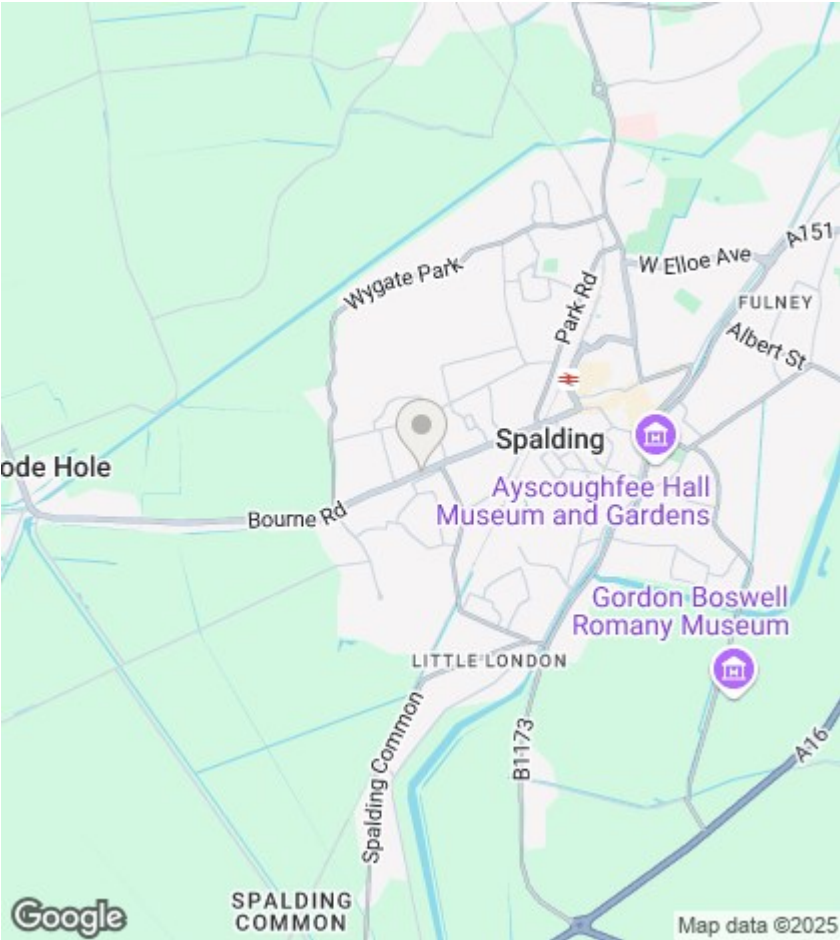
UPVC double glazed window to rear, power points, tv point, telephone point and built in wardrobe.

45c En-Suite

Skylight in the ceiling, separate shower cubicle which has a built-in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer taps over with two storage drawers beneath and wall mounted medicine cabinet, WC with push button flush, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

Outside

Off road parking to the rear off Horseshoe Road, a communal rear garden which is laid to lawn. You have more on street parking on Horseshoe Road and Bourne Road if needed.



Directions

Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

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