



BRADLEY JAMES

ESTATE AGENTS



153 St. Johns Road, Spalding, PE11 1JD

Asking price £129,950

- NO CHAIN
- TWO BEDROOMS
- BRAND NEW BOILER
- GENEROUS REAR GARDEN
- WALKING DISTANCE TO PRIMARY SCHOOL
- UPSTAIRS BATHROOM
- TWO RECEPTION ROOMS
- OUTSIDE UTILITY ROOM
- WALKING DISTANCE TO TOWN AND TRAIN STATION
- NEWLY DECORATED AND FULLY RE CARPETED

153 St. Johns Road, Spalding PE11 1JD

Bradley James offers for sale Nestled on St. Johns Road in the charming town of Spalding, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. With no onward chain, this property is ready for you to move in and make it your own.

This property can also be attractive to investors with a rental yield of over 6%.

The house boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception rooms are perfect for entertaining guests or enjoying quiet evenings at home. The upstairs bathroom has been thoughtfully designed for convenience and comfort.

One of the standout features of this property is the generous rear garden, which offers a wonderful outdoor space for gardening, play, or simply unwinding in the fresh air. Additionally, the garden includes a useful outside utility room and a separate toilet, enhancing the practicality of the home.

Recently redecorated and fully re-carpeted, this property is presented in excellent condition, allowing you to settle in without the need for immediate renovations. Its popular location means you are within walking



2



1



1



D

Council Tax Band: A



Lounge

13'0 x 10'0

UPVC double glazed window to the front, UPVC obscured double glazed door to the front, radiator, power point and telephone point.

predominantly laid to lawn. There's a patio seating area, a raised decking area and two sheds.

Dining Room

10'5 x 10'2

UPVC double glazed window to the rear, radiator, power points, under stairs storage cupboard and door leading to the kitchen and to the stairs.

Kitchen

9'7 x 6'3

UPVC double glazed window to side, UPVC obscured double glazed door to the side, base and eye level units with worksurface over, sink and drainer with mixer taps over, space and point for fridge, space and point for freezer, space and plumbing for washing machine, space and point for freestanding cooker, tiled splashback and power points.

Landing

Storage cupboard and loft hatch.

Bedroom 1

13'1 x 10'0

UPVC double glazed window to the front, decorative fireplace, radiator, power points and a storage cupboard.

Bedroom 2

10'2 x 7'8

UPVC double glazed window to the rear, decorative fireplace, radiator and power points.

Upstairs Bathroom

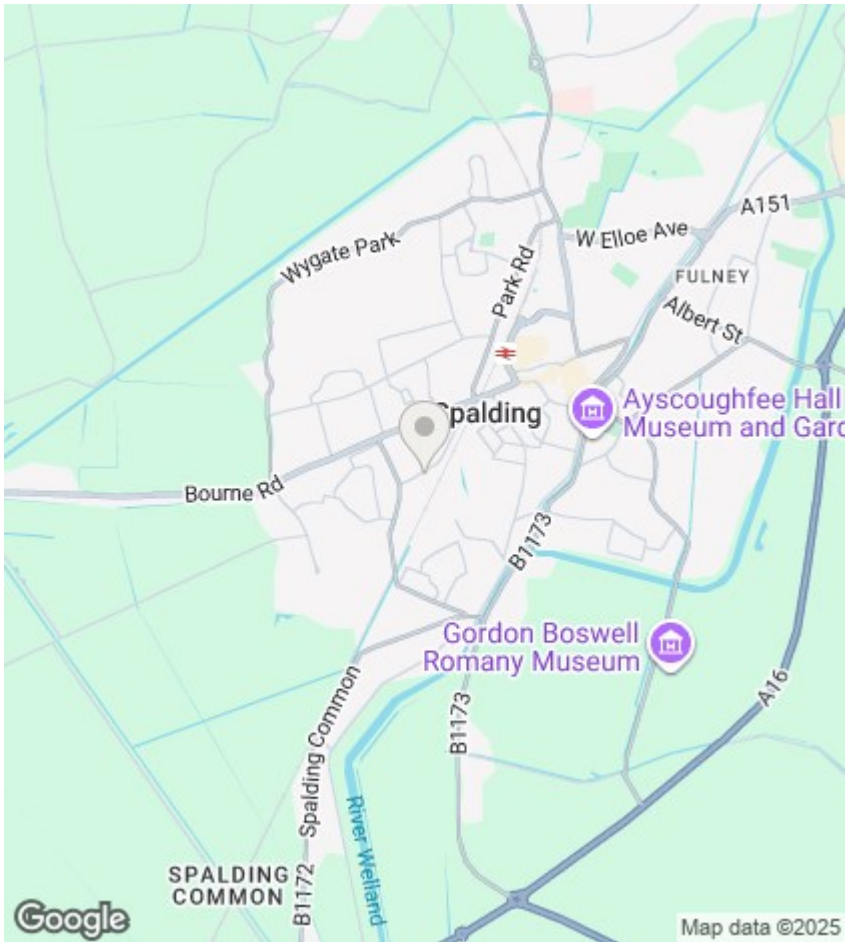
UPVC obscured double glazed window to the rear, panel bath with mixer taps over and a built-in mixer shower over with glass shower screen, pedestal wash hand basin with taps over, WC with push button flush, radiator, extractor fan, airing cupboard with shelving and a wall mounted combi boiler.

Outside

The front garden has a picket fence and is laid to gravel, the side access leads to your rear garden which is enclosed by panel fencing. There's a patio seating area which comes off of the kitchen, this is enclosed by fencing making it ideal for pets, there's an outside tap, two outside brick stores, one being a storage room with space and point for tumble dryer and the second is an outside WC. The rest of the rear garden is







Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

