



BRADLEY JAMES

ESTATE AGENTS



249 Winsover Road, Spalding, PE11 1HH

Asking price £119,950

- NO CHAIN
- REALISTICALLY PRICED
- HIGH CEILINGS
- REFITTED SHOWER ROOM
- 3 MINUTE DRIVE TO SPALDING TRAIN STATION
- THREE BEDROOMS
- LARGER THAN AVERAGE
- MODERN KITCHEN
- IN NEED OF SOME RENOVATION WORK
- WALKING DISTANCE TO LOCAL AMENITIES

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Bradley James Estate Agents offer for sale this three bed end terrace which is offered with NO CHAIN, providing a straightforward purchasing process. While it does require some renovation, including damp work, it has been realistically priced to reflect the necessary improvements. This is a fantastic opportunity for buyers looking to put their own stamp on a home in a central location.

Located on Winsover Road in the charming town of Spalding, this larger-than-average three bed end terrace house presents an excellent opportunity for those seeking a spacious family home. With three well-proportioned bedrooms located on the top floor, this property is ideal for families or those looking for extra space. The high ceilings in the lounge diner create a sense of openness.

The modern kitchen is a delightful feature, seamlessly connecting to the lounge diner, making it perfect for social gatherings. Additionally, the downstairs shower room has been recently refurbished, adding convenience to daily living.

Outside, the property boasts side gated access to a rear garden, which is enclosed by sturdy brick walls, and some panel fencing ensuring privacy and security. An outbuilding with power.

Situated in a prime location, this home is just a short 5-10 minute walk to the town centre and the train station, or a mere 3-minute drive, making commuting a breeze. Local amenities are within easy reach, with a butcher just a few doors down and a Spar shop directly across the road. Families will appreciate the proximity to a primary school and a park, all within walking distance.



Council Tax Band: A



Lounge Diner

22'7 x 14'0

UPVC double glazed window to the front, UPVC obscured double glazed door to the front, UPVC double glazed window to the rear, radiator, power points, fuse box, wall lights, under stairs storage cupboard and stairs leading off to the first floor accommodation.

Kitchen

13'4 x 8'0

UPVC double glazed door to the side, UPVC double glazed window to the side, base and eye level units with work surface over, sink and drainer with mixer tap over, space and point for freestanding cooker, space and plumbing for dishwasher, tiled splashback, inset kickboard lighting, tiled floor and wall mounted Worcester Bosch boiler.

Downstairs Shower Room

Re-fitted shower room, UPVC obscured double glazed window to the side, separate shower cubicle with an electric shower, vanity wash hand basin with mixer taps over and storage cupboard beneath, wall mounted heated towel rail, WC and extractor fan.

Rear Entrance

Wooden single glazed door, window to the side and rear, power point and space and plumbing for washing machine.

Landing

Loft hatch, radiator and doors off to the three bedrooms.

Bedroom 1

14'0 x 12'0

UPVC double glazed window to the front, radiator and power points.

Bedroom 2

13'1 x 8'0

UPVC double glazed window to the side, radiator and power points.

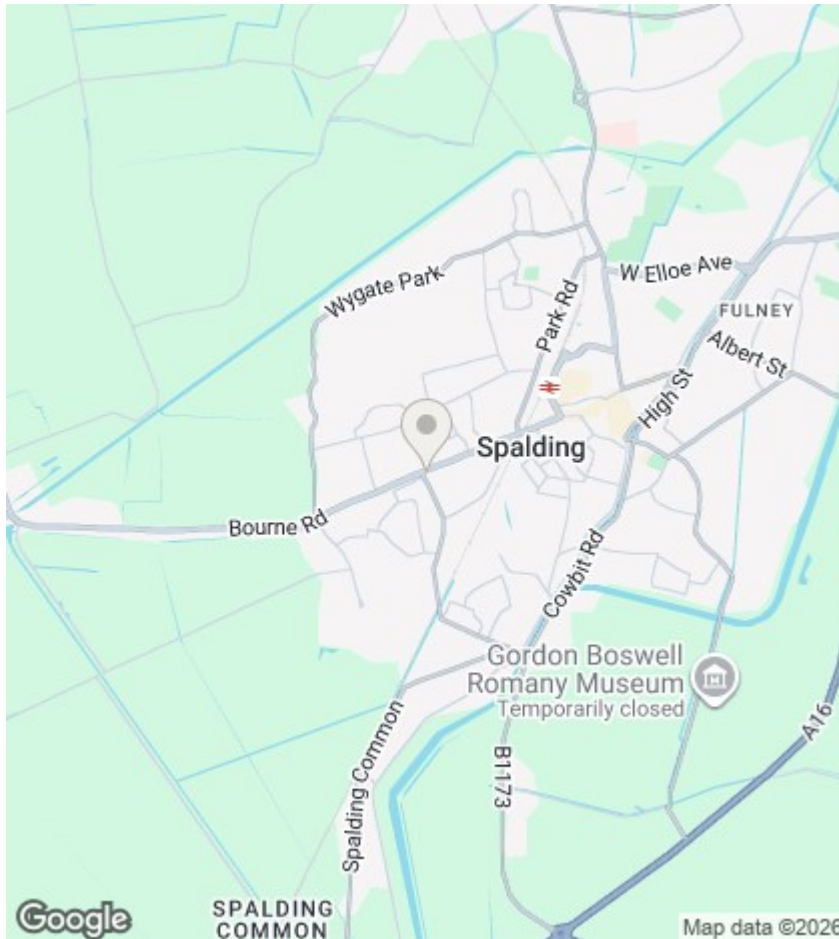
Bedroom 3

10'2 x 7'6

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

Outside

There is a small front garden, then side gated access which leads to the rear garden, this is enclosed by brick walls. There is a patio seating area, outside power points and an outside brick store with more power points.



Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

