



**Chestnut Terrace, Sutton Bridge Spalding PE12 9SX**

**welcome to**

**Chestnut Terrace, Sutton Bridge Spalding**

This Two Bedroom Mid Terrace House is being sold with Tenant in Situ Currently paying £675 PCM. With Spacious Accommodation & Good size rear Garden. Situated in Sutton Bridge which offers local amenities and a bus route to Spalding and Kings Lynn. CALL THE TEAM TODAY TO VIEW.



### **Lounge**

12' 11" Max x 12' ( 3.94m Max x 3.66m )

having Entrance door to front, attractive fireplace, telephone point, radiator and bay window to front.

### **Dining Room**

13' Max x 12' 3" ( 3.96m Max x 3.73m )

having window to Utility Room, understair cupboard, Telephone point and radiator.

### **Kitchen**

17' 7" x 6' 11" ( 5.36m x 2.11m )

having range of units at wall and base level, work tops with inset sink, tiled splashbacks. Space for cooker, space and plumbing for washing machine. Wall mounted boiler, radioisotope. Part-Vaulted ceiling with two Velux windows.

### **Garden Room**

7' 9" x 7' 2" ( 2.36m x 2.18m )

having Vaulted ceiling with 2 Velux windows, UPVC patio doors leading to the rear Garden. UPVC window to side and radiator.

### **Utility Room**

9' x 5' 6" ( 2.74m x 1.68m )

Lean- to UPVC utility room with UPVC door to side and tiled floor.

### **First Floor**

having stairs from hallway and radiator.

### **Bedroom 1**

14' 9" x 12' ( 4.50m x 3.66m )

having original fireplace, built in wardrobe, UPVC window to front and radiator.

### **Bedroom 2**

14' 10" x 8' 7" ( 4.52m x 2.62m )

having sloping ceilings, UPVC dormer window to front and 2 doors to attic storage.

### **Loft Room**

10' 6" x 9' 8" ( 3.20m x 2.95m )

having UPVC window to rear and radiator.

### **Bathroom**

having panelled bath with mixer tap and shower head over, low level WC and wash hand basin. Airing cupboard, heated towel rail tiled splashbacks and UPVC window to side.

### **Outside**

the property is set behind a low level brick wall with gate giving access to the front entrance door. The rear garden is laid to lawn with patio area, mature trees, shrubs and bushes. Brick storage shed, outside tap and light.



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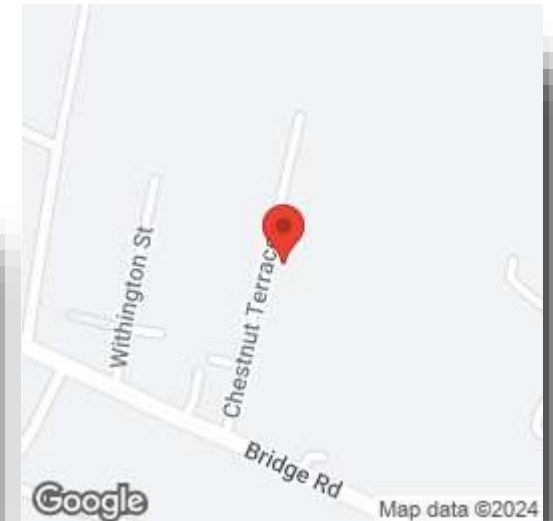
## Chestnut Terrace, Sutton Bridge Spalding

- Reduced From £140,000
- Two Bedroom Mid Terrace Hosue
- Tenant In Situ
- Three Reception Rooms
- Garden

Tenure: Freehold EPC Rating: D

offers over

**£130,000**



Please note the marker reflects the postcode not the actual property

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