



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 BOOK YOUR VIEWING.



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. 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.



view this property online williamhbbrown.co.uk/Property/LST105732



welcome to

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

view this property online williamhbrown.co.uk/Property/LST105732



Property Ref:
LST105732 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk