



Foremans Bridge Sutton Road, Sutton St. James Spalding PE12 0HU



welcome to

Foremans Bridge Sutton Road, Sutton St. James Spalding

PRICED TO SELL. Looking for peace and quiet this Park Home offers you all of this and more. Located in a location with easy access to Norfolk Woods and Beaches. Open 51 Weeks of the year. With Lounge and separate Kitchen. Decking ideal for entertaining friends. CALL THE TEAM TO BOOK YOUR VIEWING



Entrance Hall

having new boiler installed in 2024.

Lounge

12' 8" x 11' 10" (3.86m x 3.61m)

having electric fire, french doors leading to decking and two windows to side.

Kitchen

7' 7" x 12' 8" (2.31m x 3.86m)

having range of units at wall and base level, worktops with stainless steel sink, double oven, 5 ring LPG gas hob, integrated dishwasher, fridge and freezer. Windows to side.

Bedroom 1

8' 2" x 9' 8" (2.49m x 2.95m)

having walk-in wardrobe and filled wardrobes. Window to side.

Ensuite Cloakroom

having low level WC and wash hand basin.

Bedroom 2

6' 7" x 9' 10" (2.01m x 3.00m)

having fitted wardrobe and window to side.

Bathroom

having bath with shower over, low level WC and wash hand basin. Heated towel rail and window to rear.

Outside

the property has off road parking for 2 cars.



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welcome to

Foremans Bridge Sutton Road, Sutton St. James Spalding

- TWO BEDROOM PARK HOME WITH ENSUITE CLOAKROOM
- OCCUPANCY 51 WEEKS A YEAR
- LOUNGE, KITCHEN AND FAMILY BATHROOM
- OFF ROAD PARKING FOR 2 CARS
- NO CHAIN

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Mar 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£35,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106412 - 0006

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.

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