



West Street, Long Sutton Spalding PE12 9BN



welcome to

West Street, Long Sutton Spalding

IDEAL INVESTOR OF FIRST TIME BUYER PROPERTY. This 2 bedroom end terrace is situated in the centre of Long Sutton which offers a range of amenities, cafes and pubs. With 2 reception rooms and both a Family Shower Room and Ensuite to Master. BEING SOLD WITH NO CHAIN SO CALL TO VIEW TODAY



Lounge

11' 7" Into bay x 15' 2" (3.53m Into bay x 4.62m)
having door and bay window. Attractive fireplace.

Dining Room

11' 7" x 12' 4" (3.53m x 3.76m)
having window to rear and cupboard.

Kitchen

6' 8" x 8' 3" (2.03m x 2.51m)
having range of units at base and wall level. Inset
stainless steel sink, space for cooker and
fridge/freezer. Window to side.

Utility Room

3' 7" x 7' 3" (1.09m x 2.21m)
having door to rear and window to side.

Downstairs Shower Room

having shower, low level WC and pedestal wash hand
basin.

Bedroom 1

11' 7" x 12' 5" (3.53m x 3.78m)
having window to rear.

Ensuite

having bath with low level WC and pedestal wash
hand basin. Window to rear.

Bedroom 2

11' 7" x 13' 1" (3.53m x 3.99m)
having ornate fireplace, storage area and loft.

Outside

To the front is a low level wall to small foregarden.
The rear garden is enclosed by fencing.

Agents Note

the vendor has told the agent that they will pay for
the property to be carpeted.



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West Street, Long Sutton Spalding

- IDEAL INVESTOR OR FIRST TIME BUYER
- END TERRACE HOUSE INTOWN CENTRE LOCATION
- TWO BEDROOMS WITH ENSUITE TO MASTER
- TWO RECEPTION ROOMS
- NO CHAIN

Tenure: Freehold EPC Rating: D

offers over

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106552 - 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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