

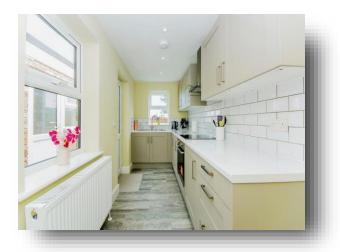
Youngs Row, Sutton Bridge Spalding PE12 9SS

welcome to

Youngs Row, Sutton Bridge Spalding

NO CHAIN. This Mid Terrace Property has been fully renovated by the current owners so it is move in ready. With both a Lounge and Separate Dining Room. Situated down a side street in Sutton Bridge offering great road links to the larger towns of Norfolk. BEING SOLD WITH NO CHAIN.













Lounge

12' x 14' 11" (3.66m x 4.55m) having attractive fireplace with electric fire and window to front.

Dining Room

14' 11" x 12' (4.55m x 3.66m) having understair storage.

Kitchen

13' 6" x 5' 8" (4.11m x 1.73m)

having range of units at wall and base level, worktops with stainless steel sink and tiled splashbacks. Built-in oven, electric hob and extractor fan. Space for fridge freezer and window to side and rear.

Utility Room

7' 1" x 6' 3" (2.16m x 1.91m)

having base units, stainless steel sink set in worktop with tiled splash back. Low level WC and wash hand basin.

Bedroom 1

10' 1" x 14' 11" (3.07m x 4.55m) having 2 windows to front.

Bedroom 2

11' 11" x 7' 4" (3.63m x 2.24m) having window to rear.

Bathroom

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

Outside

the property has a enclosed rear garden with lawn and patio area.





welcome to

Youngs Row, Sutton Bridge Spalding

- FULLY RENOVATED MID TERRACE SITUATED IN SIDE STREET
- IDEAL INVESTMENT PROPERTY
- LOUNGE AND DINING ROOM
- TWO BEDROOMS
- NO CHAIN

Tenure: Freehold EPC Rating: C

offers over

£160,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST106618



Property Ref: LST106618 - 0003 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.



01406 363224

william h brown

longsutton@williamhbrown.co.uk

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

williamhbrown.co.uk

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.