



Youngs Row, Sutton Bridge Spalding PE12 9SS

welcome to

Youngs Row, Sutton Bridge Spalding

SHARED OWNERSHIP!! The Mid Terrace House is ready to move into with 2 Bedrooms, Modern Kitchen, Lounge, Cloakroom and Family Bathroom. Within walking distance of both Primary and local amenities. Shared Ownership Management Fee £41.47 including Rent totals £260.46 pcm.



Lounge

13' 9" x 13' 8" (4.19m x 4.17m)

having window to front with understair storage.

Kitchen

9' 11" x 10' 7" (3.02m x 3.23m)

having units at wall and base level, worktops with stainless steel sink. Electric oven and hob with extractor over. Space for washing machine and fridge freezer.

Cloakroom

having low level WC and wash hand basin.

Landing

having airing cupboard.

Bedroom 1

7' 3" x 13' 8" (2.21m x 4.17m)

having two windows to rear.

Bedroom 2

9' 9" x 13' 9" (2.97m x 4.19m)

having two windows to front.

Bathroom

having bath with electric shower, low level WC and wash hand basin.

Outside

the rear garden is laid to lawn and patio area. With hand gate to parking area.

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Youngs Row, Sutton Bridge Spalding

- SHARED OWNERSHIP
- AFFORDABLE HOUSE WITH PART/BUY/PART RENT BASIS
- 25% SHARED OWNERSHIP
- TWO BEDROOMS
- ALLOCATED PARKING AND ENCLOSED REAR GARDEN

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£35,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106705 - 0002

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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