



Bridge Road, Sutton Bridge Spalding PE12 9SG

welcome to

Bridge Road, Sutton Bridge Spalding

AVAILABLE WITH NO CHAIN, two bedroom semi-detached property WITHIN WALKING DISTANCE OF AMENITIES. Lounge & Kitchen Diner. Family Bathroom & DOWNSTAIRS WC. Fully enclosed garden laid to lawn & TWO PARKING SPACES TO THE REAR. CALL THE TEAM TODAY TO VIEW.



Lounge

14' 6" x 10' 1" (4.42m x 3.07m)

stairs to first floor with cupboard beneath and door to:

Kitchen

21' 2" max x 10' 2" max (6.45m max x 3.10m max)

having a range of wall and base units, wood effect work surfaces and single bowl sink. Integrated electric oven, four ring induction hob and stainless steel extractor. Space for washing machine, tumble dryer and fridge freezer. Rear door to garden and door to:

Wc

6' 9" x 2' 11" (2.06m x 0.89m)

comprising two piece suite of WC and sink

Landing

Bedroom 1

11' 6" max x 10' 1" max (3.51m max x 3.07m max)

Bedroom 2

12' 9" x 7' 11" (3.89m x 2.41m)

Bathroom

7' 10" x 6' 1" (2.39m x 1.85m)

comprising three piece suite of WC, pedestal sink and bath with electric shower over. Extractor, heated towel rail. shaving point and partly tiled walls

Outside

to the front of the property there are steps leading to the front door and a side gate leading to the rear garden. Fully enclosed by timber fencing, the rear garden is in the majority laid to lawn with a paved pathway leading to a rear gate, both providing rear access and leading to the properties off road parking of which there are two spaces

Agents Note 1

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details

Agents Note 2

the property was completed in 2023 and at the time

of purchase there was no new build warranty supplied by the developer. Buyers should be aware that this could affect mortgage lending on the property and are advised to do their own due diligence before purchasing



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Bridge Road, Sutton Bridge Spalding

- MODERN TWO BEDROOM SEMI-DETACHED PROPERTY
- LOUNGE & KITCHEN DINER
- FAMILY BATHROOM & DOWNSTAIRS WC
- ENCLOSED REAR GARDEN WITH TWO PARKING SPACES TO REAR
- WALKING DISTANCE TO AMENITIES

Tenure: Freehold EPC Rating: B
Council Tax Band: A

offers over

£160,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107150



Property Ref:
LST107150 - 0004

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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