



Churchill Court, Long Sutton Spalding PE12 9HH

welcome to

Churchill Court, Long Sutton Spalding

Two bedroom semi-detached property, AVAILABLE WITH NO CHAIN & IDEAL FRIST TIME BUY OR INVESTMENT. Good sized lounge & kitchen. Family bathroom with three piece suite. ALLOCATED PARKING FOR ONE CAR. Rear & side lawned gardens with TIMBER GARDEN SHED. Some cosmetic updating required



Entrance Hall

having stairs to first floor.

Lounge

11' 7" x 15' 8" (3.53m x 4.78m)

having built-in understair cupboard. Sliding door to garden.

Kitchen

8' 2" x 9' 6" (2.49m x 2.90m)

having units at wall and base level, single bowl stainless steel sink. Space for electric oven, fridge freezer and washing machine. Wall mounted gas boiler.

Landing

having loft access.

Bedroom 1

9' x 15' 8" (2.74m x 4.78m)

Bedroom 2

10' 8" x 7' 7" (3.25m x 2.31m)

Shower Room

7' 1" x 7' 7" (2.16m x 2.31m)

having double shower cubicle with thermostatic shower, low level WC and pedestal wash hand basin. Built-in airing cupboard with hot water tank, shaving point and tiled walls.

Outside

the property has the benefit of an allocated parking space. The rear garden is enclosed by fencing with lawn and a timber garden shed.



view this property online williamhbrown.co.uk/Property/LST107270



welcome to

Churchill Court, Long Sutton Spalding

- TWO BEDROOM SEMI-DETACHED PROPERTY AVAILABLE WITH NO CHAIN
- GOOD SIZED LOUNGE & KITCHEN
- FAMILY BATHROOM WITH THREE PIECE SUITE
- ALLOCATED PARKING FOR ONE CAR
- SIDE & REAR LAWNED GARDEN WITH GARDEN SHED

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in the region of

£135,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107270



Property Ref:
LST107270 - 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.

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.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



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



williamhbrown.co.uk