

**Chestnut Terrace, Sutton Bridge Spalding PE12 9SX** 

## welcome to

# **Chestnut Terrace, Sutton Bridge Spalding**

Two bedroom terraced property, IDEAL LOCATION & AVAILABLE WITH NO CHAIN. Two reception rooms & kitchen. UPSTAIRS FAMILY BATHROOM WITH THREE PIECE SUITE. Attic room to the second floor. Fully enclosed rear garden & ON STREET PARKING available on first come, first serve basis













### Lounge

12' 1" x 12' (3.68m x 3.66m) having feature fireplace with gas fire, laminate flooring and Bay window to the front.

## **Dining Room**

12' 2" x 12' (3.71m x 3.66m) having tiled floor.

#### Kitchen

9' x 7' 2" ( 2.74m x 2.18m )

having range of units at wall and base level, worktops with single bowl stainless steel sink. Integrated electric oven, 4 ring induction hob and extractor. Wall mounted gas boiler, tiled floor.

#### **Bedroom 1**

12' x 12' ( 3.66m x 3.66m ) having built-in cupboard.

### **Bedroom 2**

9' 3" x 8' 7" ( 2.82m x 2.62m )

#### **Attic Room**

14' 1" x 12' (4.29m x 3.66m)

#### **Bathroom**

8' x 7' 1" ( 2.44m x 2.16m )

having bath with electric shower over, low level WC and pedestal wash hand basin. Extractor fan and tiled walls.

#### Outside

the rear garden is enclosed by fencing with a central lawn, paved pathway and seating area. Timber garden shed.

### **Agents Note**

the vendor has informed us that the attic room was done prior to them buying the property so there is no legal paperwork. Anyone wishing to bid should do their due diligence prior to biding,





## welcome to

# **Chestnut Terrace, Sutton Bridge Spalding**

- TWO BEDROOM TERRACED PROPERTY AVAILABLE WITH NO CHAIN
- TWO RECEPTION ROOMS & KITCHEN
- **UPSTAIRS FAMILY BATHROOM**
- **ENCLOSED GARDEN**
- IDEAL LOCATION WITH ACCESS TO VILLAGE **AMENITIES**

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

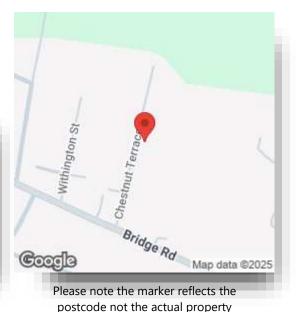
offers in the region of

£110,000









view this property online williamhbrown.co.uk/Property/LST106987



Property Ref: LST106987 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





01406 363224



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.