



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 bidding,



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106987 - 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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