





**Havelock Street, Spalding PE11 2YL** 



# welcome to

# **Havelock Street, Spalding**

\*VIEWING ESSENTIAL - DON'T MISS OUT\* THREE BEDROOM END-TERRACED HOUSE SITUATED WITHIN THE SOUGHT AFTER MARKET TOWN OF SPALDING.













#### Lounge

12' 1" x 12' (3.68m x 3.66m) Double glazed entrance door to the front aspect leads into the property.

Carpeted flooring, radiator and TV point.

Double glazed window to the front aspect.

## **Dining Room**

11' 11" x 11' 10" ( 3.63m x 3.61m ) Laminate flooring, radiator

Double glazed window to the rear aspect. Opening into: Kitchen

#### Kitchen

9' x 5' 6" ( 2.74m x 1.68m )

Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, sink/drainer, electric oven with gas hob with extractor fan over, space for fridge/freezer, radiator, tiled flooring.

Double glazed window to the side aspect Door to the side aspect.

### Landing

Carpeted flooring, loft access

#### **Bedroom One**

11' 11" x 11' 11" ( 3.63m x 3.63m ) Carpeted flooring, radiator

Double glazed window to the front aspect.

#### **Bedroom Two**

9' 2" x 12' (2.79m x 3.66m) Carpeted flooring, radiator, cupboard housing central heating boiler.

Double glazed window to the rear aspect.

## **Bedroom Three**

9' 1" x 5' 6" ( 2.77m x 1.68m ) Carpeted flooring Double glazed window to the side aspect. Accessed via Bedroom Two

#### **Bathroom**

Three piece suite comprising of a bath with shower over, wash hand basin and W/C. Fully tiled.

Double glazed window to the rear aspect.

#### **Exterior**

On-road parking

Rear Garden: Enclosed rear garden comprising of two storage cupboards.





# welcome to

# **Havelock Street, Spalding**

- THREE BEDROOM MID-TERRACED HOUSE
- WELL-PRESENTED THROUGHOUT
- WALKING DISTANCE TO TOWN CENTRE
- ENCLOSED REAR GARDEN
- ON STREET PARKING

Tenure: Freehold EPC Rating: D

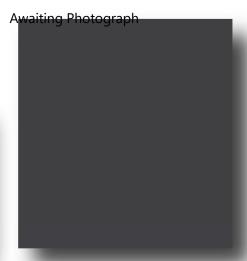
offers in the region of

£145,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/SDG111229



Property Ref: SDG111229 - 0014 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.





## 01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire, PE11 1BG



williamhbrown.co.uk