



Park Road, Spalding PE11 1NH

welcome to

Park Road, Spalding

***GUIDE PRICE £180,000-£200,000* DON'T MISS OUT - VIEWING HIGHLY ADVISED TO TRULY APPRECIATE THE ACCOMMODATION OFFERED* THREE BEDROOM SEMI-DETACHED HOUSE SITUATED WITHIN THE POPULAR MARKET TOWN OF SPALDING.**



Rear Porch

Double glazed door to the side aspect leads into the property.

Storage cupboard, tiled flooring

Entrance Hall

Double glazed entrance door to the front aspect leads into the property.

Radiator, vinyl flooring

Lounge

11' 11" x 10' 11" (3.63m x 3.33m)

Feature gas fireplace, carpeted flooring, radiator

Double glazed window to the front aspect.

Dining Room

11' 11" x 10' 11" (3.63m x 3.33m)

Carpeted flooring, radiator.

Doors to the rear aspect opening into: Lounge

Kitchen

8' 5" x 7' 4" (2.57m x 2.24m)

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drainage, free-standing cooker unit, plumbing for dishwasher, pantry cupboard, room for fridge/freezer.

Double glazed window to the side aspect.

Landing

Carpeted flooring, loft access, airing cupboard.

Bedroom One

11' 11" x 14' 5" (3.63m x 4.39m)

Carpeted flooring, radiator, ceiling fan, air conditioning unit.

Double glazed window to the front aspect.

Bedroom Two

12' x 8' 7" (3.66m x 2.62m)

Carpeted flooring, radiator and air conditioning unit.

Double glazed window to the front aspect.

Bedroom Three

11' 10" x 7' 5" (3.61m x 2.26m)

Laminate flooring, radiator and air conditioning unit.

Double glazed window to the rear aspect.

Bathroom

Four piece suite comprising of a bath with shower over, wash hand basin and WC. Partly tiled, heated towel rail.

Double glazed window to the side aspect.

Exterior

Driveway offering off-road parking.

Rear Garden:

Enclosed laid to lawn garden comprising of a patio seating area.



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Park Road, Spalding

- THREE BEDROOM SEMI-DETACHED HOUSE
- WALKING DISTANCE TO TOWN CENTRE
- WELL-PRESENTED INTERIOR
- ENCLOSED REAR GARDEN
- DRIVEWAY

Tenure: Freehold EPC Rating: D

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG111447 - 0003

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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