



Everard Road, Tongue End Spalding PE11 3JW

welcome to

Everard Road, Tongue End Spalding

This Three Bedroom Semi Detached house is ready for its next owners. With Lounge and Separate Dining Room ideal for entertaining family and friends. Call the team today to book your viewing.



Entrance Hall

having understair storage.

Lounge

14' 7" x 12' 5" (4.45m x 3.78m)

having fireplace with gas fire, patio doors leading to rear.

Dining Room

9' 4" x 12' 5" (2.84m x 3.78m)

having window to rear.

Kitchen

having range of units at wall and base level, worktops with stainless steel sink. Space for cooker and dishwasher. Two windows to front.

Utility Room

5' 8" x 5' (1.73m x 1.52m)

having space for washing machine.

Second Utility Room

6' 5" x 7' 5" (1.96m x 2.26m)

Wc

having low level WC, partly tiled walls and window to rear.,

Landing

having feature window.

Bedroom 1

10' x 14' 4" (3.05m x 4.37m)

having window to rear.

Bedroom 2

having window to rear.

Bedroom 3

8' 4" x 8' 11" (2.54m x 2.72m)

having window to front.

Bathroom

having bath with shower over, low level WC and vanity unit with inset sink. Fully Tiled walls and window to front.

Garage

10' 9" x 18' 5" (3.28m x 5.61m)

having up and over door, power and light. Plumbing for washing machine.

Outside

the property sits back behind a driveway offering off road parking. The rear garden is enclosed with decking area, low level wall and lawn.



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Everard Road, Tongue End Spalding

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN AND TWO UTILITY ROOMS
- LOUNGE AND DINING ROOM
- OFF ROAD PARKING AND ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG111595 - 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.

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.



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