

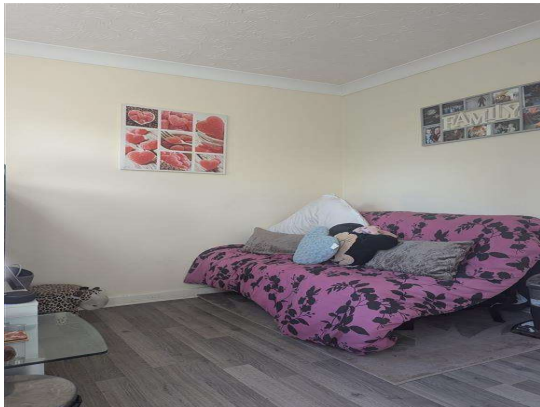


Westside, Spalding PE11 3WG

welcome to

Westside, Spalding

***VIEWING HIGHLY ADVISED* TWO BEDROOM END-TERRACED HOUSE SITUATED WITHIN A POPULAR RESIDENTIAL AREA IN THE MARKET TOWN OF SPALDING.**



Cloakroom

Tiled flooring, radiator, wash hand basin and WC.

Lounge

12' 9" x 12' 8" (3.89m x 3.86m)

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

Laminate flooring, radiator, staircase leading to the first floor accommodation

Double glazed windows to the front and side aspects.

Kitchen

12' 8" x 10' (3.86m x 3.05m)

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drain, electric oven with gas oven and extractor fan over, tiled flooring, spotlights, radiator.

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

Landing

Laminate flooring

Bedroom One

12' 8" x 8' 9" (3.86m x 2.67m)

Radiator, laminate flooring

Double glazed window to the rear aspect.

Bedroom Two

10' 1" x 7' 9" (3.07m x 2.36m)

Storage cupboard and airing cupboard, laminate flooring, radiator and loft hatch.

Two double glazed windows to the front aspect.

Bathroom

Three piece suite comprising of a shower cubicle, wash hand basin and WC. Partly tiled, extractor fan, spotlights and heated towel rail.

Double glazed window to the side aspect.

Exterior

Allocated parking

Rear Garden:

Enclosed turfed garden comprising of a patio seating area and gravel area.



view this property online williamhbrown.co.uk/Property/SDG111685



welcome to

Westside, Spalding

- TWO BEDROOM END-TERRACED HOUSE
- CLOSE TO LOCAL AMENITIES
- WELL-PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING

Tenure: Freehold EPC Rating: C

£163,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG111685



Property Ref:
SDG111685 - 0006

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.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



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



williamhbrown.co.uk