



Nile Drive, Spalding PE11 3NT

welcome to

Nile Drive, Spalding

**** VIEWING RECOMMENDED TO APPRECIATE THIS IMMACULATELY PRESENTED THREE BEDROOM END TERRACE **** Call our Spalding branch today to book your viewing on 01775 711 711!



Kitchen/Diner

15' 4" x 11' 3" (4.67m x 3.43m)

Eye and base units, UPVC Double glazed window to the front aspect, tiled flooring, stainless steal sink, integated oven, fridge, freezer, electric hob, power points, integrated dishwasher and washing machine.

9' x 12' 3" (2.74m x 3.73m)

Boarded with electric and windows

Downstairs W/C

Half tiled with tiled flooring, toilet and radiator.

Main Bedroom

11' 11" x 11' 2" (3.63m x 3.40m)

UPVC Double glazed window to the front, power points, ceiling light, carpet flooring and radiator.

En Suite

Shower, sink, toilet, UPVC Double glazed window, extractor fan, heated towel rail with laminate flooring.

Bedroom 2

10' 5" x 8' 6" (3.17m x 2.59m)

UPVC Double glazed window to the rear, ceiling light, power points, laminate flooring.

Bedroom 3

6' 7" x 10' 6" (2.01m x 3.20m)

UPVC Double glazed window facing rear garden, laminate flooring, power points, ceiling light.

Bathroom

UPVC Double glazed window, bath, sink,toilet, radiator, spotlights, fully tiled walls and tiled flooring.

Loft Space

Partially Boarded

Rear Garden

Enclosed laid to lawn garden with a patio area, gate access to the front and a summer house.

Front Garden

Driveway with space for 4 cars

Summerhouse



view this property online williamhbrown.co.uk/Property/SDG111819



welcome to

Nile Drive, Spalding

- MODERN THREE BEDROOM MID-TERRACE HOUSE
- IDEAL FOR FIRST TIME BUYER OR INVESTMENT
- IMMACULATLY PRESENTED THROUGHOUT
- ENSUITE TO MASTER BEDROOM
- ALLOCATED PARKING

Tenure: Freehold EPC Rating: C

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG111819



Property Ref:
SDG111819 - 0007

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