









# welcome to

# **Gore Lane, Spalding**

William H Brown is delighted to set for sale this two bedroom house located within the market town of Spalding. Boasting a lounge, fully fitted kitchen, W/C and a small courtyard this property has bags of potential and is ideal for investors.

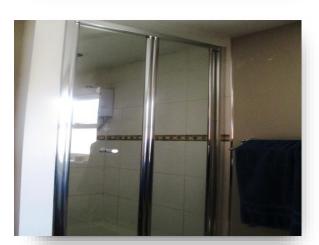












### Lounge

10' 2" x 11' 3" ( 3.10m x 3.43m ) Double glazed entrance door to the front aspect leads into the property.

Vinyl flooring, radiator, TV point.

Double glazed bay window to the front aspect.

#### Kitchen

10' 10" x 11' 9" ( 3.30m x 3.58m ) Fully fitted kitchen comprising of wall and base units with worksurfaces over, sink/drainer, electric oven, gas hob, plumbing for washing machine, central heating boiler, tiled flooring.

#### **Bedroom One**

11' 3" x 10' 1" ( 3.43m x 3.07m ) Wooden flooring, radiator, loft access, TV point.

### **Bedroom Two**

Wooden flooring, shower cubicle.

Double glazed window to the rear aspect.

#### **Exterior**

Small enclosed courtyard





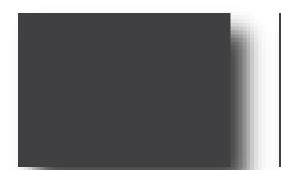
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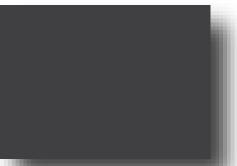
# **Gore Lane, Spalding**

- CENTRAL TOWN LOCATION
- IDEAL FOR INVESTORS
- TWO BEDROOMS
- BAGS OF POTENTIAL
- NO CHAIN

Tenure: Freehold EPC Rating: C

£94,950









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/SDG112234



Property Ref: SDG112234 - 0002 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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