



**Gore Lane, Spalding PE11 1BN**

**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/drainage, 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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welcome to

## 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

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Property Ref:  
SDG112234 - 0002

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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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