









welcome to

Bowditch Road, Spalding

2 BEDROOM MID-TERRACED HOUSE SET UPON A LARGE PLOT WITHIN THE POPULAR MARKET TOWN OF SPALDING.













Cloakroom

W/C.

Lounge

14' 4" x 10' 4" (4.37m x 3.15m)

Feature electric fireplace with a marble and wooden surround, carpeted flooring.

Double glazed window

Dining Room

12' 4" x 7' 7" (3.76m x 2.31m)

Vinyl flooring, radiator, understair cupboard.

Kitchen

11' 7" x 9' 2" (3.53m x 2.79m)

Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, composite sink/drainer, space for tumble dryer, fridge/freezer, dishwasher and washing machine

Single glazed window

Landing

Airing cupboard and loft access.

Double glazed window

Bedroom One

 8° 6" x 10° 6" ($2.59 m\ x\ 3.20 m$) Built in storage cupboard, carpeted flooring and radiator

Double glazed window

Bedroom Two

7' 9" \times 9' 5" (2.36m \times 2.87m) Carpeted flooring, radiator

Double glazed window

Bathroom

Three piece suite comprising of a bath with electric

shower over, wash hand basin and W/C. Partly tiled, heated towel rail

Double glazed window

Exterior

On-street parking

Rear Garden:

Enclosed low maintenance garden comprising of a landscaped area containing a variety of shrubs and plants, a patio seating area





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- TWO BEDROOM MID-TERRACED HOUSE
- WELL-PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- ON-STREET PARKING

Tenure: Freehold EPC Rating: C

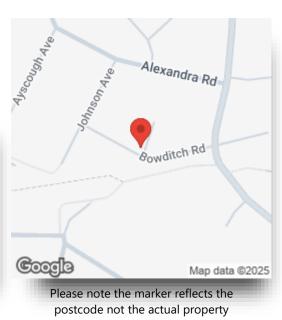
Council Tax Band: A

£150,000









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Property Ref: SDG112237 - 0005 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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