



Park Road, Spalding PE11 1QZ

welcome to

Park Road, Spalding

VIEWING ESSENTIAL TO APPRECIATE THIS IMMACULATELY PRESENTED TWO BEDROOM END TERRACE HOUSE WITH WALKING DISTANCE TO SPALDING TOWN AND CLOSE TO LOCAL AMENITIES CALL NOW TO ARRANGE YOUR VIEWING TODAY ON 01775 711 711



Exterior

Fully enclosed gravelled courtyard with outdoor storage, space and plumbing for a toilet.

UPVC Double glazed windows to the side and rear aspect, double unit jacuzzi bathtub with mixer tap and shower attachment with wooden flooring.

Living Room

12' 3" x 11' 5" (3.73m x 3.48m)

Luxury vinyl wood effect laminate flooring, fireplace with surround, tv point and power sockets, radiator. UPVC Double glazed window to front aspect, ceiling light and understair's storage cupboard. High ceilings to give that real sense of space and character.

Dining Room

12' 2" x 10' 6" (3.71m x 3.20m)

UPVC Double glazed window to the front and side aspect of the property, radiator, sockets and fireplace character feature. Luxury vinyl wood effect laminate flooring.

Kitchen/Diner

19' 7" x 10' 6" (5.97m x 3.20m)

UPVC Double glazed window to the side aspect, UPVC double glazed door leading to the secluded courtyard. Tiled flooring with quartz worktop with gas hob and integrated CDA oven, eye and base level units with a breakfast bar in the dining area.

Landing

Radiator, ceiling light with carpet flooring.

Bedroom One

12' 2" x 9' 5" (3.71m x 2.87m)

UPVC Double glazed window to the front aspect, fireplace feature, radiator, built in wardrobes and above stairs storage cupboard, sockets and carpet flooring.

Bedroom Two

11' 6" x 9' 1" (3.51m x 2.77m)

UPVC Double glazed window to the front aspect, radiator, above stairs storage cupboard, carpet flooring, built in wardrobe with shelving.

Bathroom



view this property online williamhbrown.co.uk/Property/SDG112295



welcome to

Park Road, Spalding

- IMMACULATELY PRESENTED THROUGHOUT
- WALKING DISTANCE TO SPALDING TOWN
- CLOSE PROXIMITY TO SPALDING TRAIN STATION
- TWO SPACIOUS RECEPTION ROOMS
- TWO GENEROUSLY SIZED BEDROOMS

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SDG112295](https://www.williamhbrown.co.uk/Property/SDG112295)



Property Ref:
SDG112295 - 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](https://www.williamhbrown.co.uk)