









welcome to

Low Road, Spalding

VIEWING HIGHLY ADVISED TO APPRECIATE THIS BEAUTIFUL TWO BEDROOM MID- TERRACE COTTAGE LOCATED WITHIN WALKING DISTANCE TO SPALDING TOWN CENTRE CALL NOW TO ARRANGE YOUR VIEWING TODAY ON 01775 711 711!













Exterior Kitchen

11' 7" x 10' 10" (3.53m x 3.30m)

UPVC Double glazed window to the front aspect, eye and base level units with sink mixer tap and drainer, boiler, sockets, washing machine, gas cooker and extractor. inset spot lighting with an additional ceiling light. radiator, tiled flooring.

Lounge

20' 2" x 10' 7" (6.15m x 3.23m)

UPVC Double glazed doors leading to the rear garden, x2 ceiling lights, sockets, wood effect lvt flooring, x2 radiators.

Bedroom One

10' 9" x 10' 7" (3.28m x 3.23m)

UPVC Double glazed window to the front aspect, ceiling light, x1 radiator, carpet flooring, above stair storage cupboard with water tank, carpet flooring.

Bedroom Two

11' 6" x 10' 10" (3.51m x 3.30m)

UPVC Double glazed window to the rear aspect, inset spotlighting and ceiling light, x1 radiator, laminate wood flooring.

Landing

Carpet flooring, double socket, ceiling light and loft hatch.

Bathroom

Tiled flooring, extractor fan, bath unit with shower over, toilet, sink, ceiling light.





welcome to

Low Road, Spalding

- TWO DOUBLE BEDROOM MID-TERRACE COTTAGE
- DETACHED SINGLE GARAGE & PARKING
- WALKING DISTANCE TO TOWN
- IDEAL FOR FIRST TIME BUYERS/INVESTORS
- GAS CENTRAL HEATING

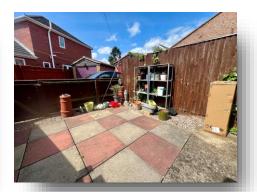
Tenure: Freehold EPC Rating: D

Council Tax Band: A

£165,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG112428



Property Ref: SDG112428 - 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.





01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire, PE11 1BG



williamhbrown.co.uk

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.