

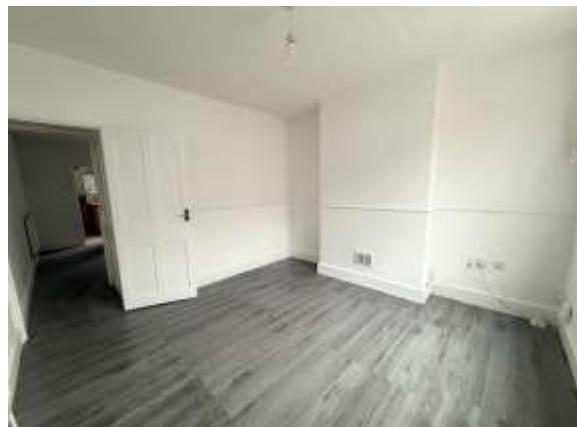


**Pennygate, Spalding PE11 1NL**

**welcome to**

**Pennygate, Spalding**

**\*\*VIEWING ADVISED TO APPRECIATED THIS TWO BEDROOM END TERRACE HOUSE FOR SALE\*\* CALL NOW TO ARRANGE YOUR VIEWING ON 01775 711 711!**



## **Living Room**

11' 5" x 11' 5" ( 3.48m x 3.48m )

UPVC Double glazed window to front, radiator, sockets, ceiling light, tv point, wood effect laminate flooring.

## **Dining Room**

11' 6" x 11' 5" ( 3.51m x 3.48m )

UPVC Double glazed window to rear, radiator, ceiling light, tv point, stairs leading to first floor accomodation.carpet flooring and sockets.

## **Kitchen**

14' 9" x 6' 2" ( 4.50m x 1.88m )

UPVC Double glazed door to side aspect and two single glazed windows to the side, Wall mounted gas boiler, space for cooker and fridge freezer, extractor fan, tiled flooring, x2 ceiling lights, plumbing for washing machine, base and eye level units with worktops and stainless steel sink with mixer tap.

## **Bedroom One**

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

UPVC Double galzed window to the front, carpet flooring, ceiling light, radiator, built in storage cupboard.

## **Bedroom Two**

11' 6" x 8' 11" ( 3.51m x 2.72m )

UPVC Double galzed window to the rear, carpet flooring, ceiling light, radiator.

## **Shower Room**

UPVC Double glazed window to rear, Three piece suite comprising double shower unit with glass screen and electric shower. inset wash hand basin, toilet, tiled surround, extractor fan and radiator with tiled flooring.

## **Exterior**



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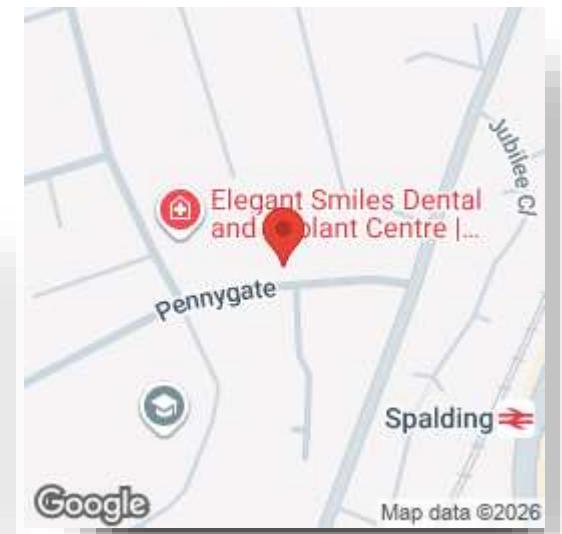
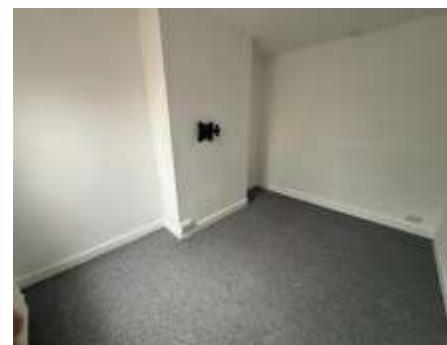
## Pennygate, Spalding

- TWO BEDROOM END TERRACE HOUSE
- IDEAL FOR FIRST TIME BUYER/INVESTOR
- WALKING DISTANCE TO SPALDING TOWN CENTRE
- TWO RECEPTION ROOMS
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£110,000**



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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.



Property Ref:  
SDG112555 - 0010

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