



Heather Court, Spalding PE11 3BP

welcome to

Heather Court, Spalding

****VIEWING RECOMMENDED TO APPRECIATE THIS THREE BEDROOM MID-TERRACE TOWN HOUSE OFFERING NO ONWARD CHAIN** CALL OUR SPALDING TEAM TO ARRANGE YOUR VIEWING TODAY ON 01775 711 711****



Living Room

17' 2" x 10' 5" (5.23m x 3.17m)

UPVC Double glazed window to the front aspect, tv point, sockets, ceiling light. wood effect laminate flooring, x2 radiators and understairs storage cupboard.

Kitchen

13' 10" x 9' 10" (4.22m x 3.00m)

UPVC Double glazed window and patio doors to rear, Tiled flooring, eye and base level units with worktops, stainless steel sink drainer, integrated oven and gas hob with extractor over,space and plumbing for washing machine, radiator, inset spotlights, sockets.

Downstairs Wc

Toilet, sink, radiator, ceiling light.

Bedroom One

20' 2" x 13' 9" (6.15m x 4.19m)

UPVC Double glazed window to the front and A Velux style balcony window, carpet flooring, sockets, tv point, x2 radiators.

En Suite

UPVC Double glazed velux window, toilet, sink, shower unit, heated towel rail.

Bedroom Two

11' 6" x 9' 10" (3.51m x 3.00m)

UPVC Double glazed windows to the rear, double unit built in wardrobes, radiator, sockets , tv point, ceiling light, carpet flooring.

Bedroom Three

9' 11" x 7' 1" (3.02m x 2.16m)

UPVC Double glazed window to the front, radiator, sockets, ceiling light, carpet flooring.

Bathroom

Bath unit with separate shower unit, heated towel rail, laminate flooring, shaver point, extractor fan,sink and toilet.

Rear Garden

Fully enclosed rear garden with rear gate access, patio area and gravelled area, outside tap.

Single Garage



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Heather Court, Spalding

- THREE BEDROOM MID-TERRACE TOWN HOUSE
- EN SUITE TO MAIN BEDROOM
- SINGLE GARAGE & PARKING
- LOW MAINTENANCE REAR GARDEN
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£220,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG112552



Property Ref:
SDG112552 - 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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