



Little London, Spalding PE11 2UB

welcome to

Little London, Spalding

Two bedroom semi-detached property, IDEAL FIRST TIME BUY OR INVESTMENT. Large lounge diner & kitchen with integrated appliances. Family bathroom & DOWNSTAIRS WC. Fully enclosed rear garden laid to LAWN & PATIO. AVAILABLE WITH NO ONWARD CHAIN



Lounge Diner

25' 2" x 12' 5" (7.67m x 3.78m)

having stairs to first floor, laminate flooring, French doors to rear garden and door to:

Kitchen

14' 2" x 6' 10" (4.32m x 2.08m)

having a range of wall and base units, wood effect work surfaces and a single bowl stainless steel sink. Integrated electric oven and four ring induction hob. Space for fridge freezer and washing machine, tiled floor, side door to garden and door to:

Wc

3' 4" x 4' 10" (1.02m x 1.47m)

having fitted WC, heated towel rail and fully tiled walls and floor

Bedroom 1

10' 4" x 12' 6" (3.15m x 3.81m)

Bedroom 2

11' 2" x 12' 6" (3.40m x 3.81m)

Bathroom

14' 2" x 6' 8" (4.32m x 2.03m)

comprising three piece suite of WC, inset sink and bath with shower over. Space for washer dryer

Outside

the rear garden is fully enclosed by timber fencing and laid to a combination of lawn and paving. Within the garden there is a timber garden shed

Buyer Information

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision

Please note that any services, heating system or appliances have not been tested, and no

warranty can be given or implied as to their working order

Agents Note

The second bedroom is technically accessed directly from the landing as there is no doorway in place. Despite this, in the agents opinion it is clear to see the area intended for use as the bedroom and it has been measured as such, displayed in the marketing details



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welcome to

Little London, Spalding

- TWO BEDROOM SEMI-DETACHED PROPERTY CLOSE TO TOWN
- 25FT LOUNGE DINER
- FAMILY BATHROOM & DOWNSTAIRS WC
- FULLY ENCLOSED REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112554 - 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.



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