



Havelock Street, Spalding PE11 2YL



welcome to

Havelock Street, Spalding

*** NO ONWARD CHAIN *** This well presented three bedroom semi detached home which is within walking distance to Spalding town centre.



Living Room

12' 2" x 12' 4" (3.71m x 3.76m)

UPVC double glazed bay window to the front aspect.
Wood effect flooring. Sockets, lights & radiator.

Dining Room

11' 9" x 12' 1" (3.58m x 3.68m)

UPVC double glazed door to the rear garden. Wood effect flooring. Large understairs storage cupboard. Lights, sockets & radiator. Access into the kitchen.

Kitchen

6' 7" x 8' 9" (2.01m x 2.67m)

UPVC double glazed window to the side aspect. Eye & base level cupboards. Wood effect flooring. Ceramic sink with drainer. Access into the rear hallway.

Shower Room

7' 3" x 7' 7" (2.21m x 2.31m)

UPVC frosted glass to the side aspect. Tiled flooring. Fully tiled floor to ceiling. Modern fitted double shower with toilet and hand basin. Access thorough the hallway to a separate toilet and hand basin which is also tiled floor to ceiling. Lights & radiator.

First Floor Landing

Wood effect flooring. Loft access. Access into all three bedrooms. Built in wardrobes/storage along the hallway. Lights & sockets.

Bedroom One

12' 1" x 12' 4" (3.68m x 3.76m)

UPVC double glazed bay window to the front aspect. Wood effect flooring. Sockets, lights & Radiator.

Bedroom Two

12' 2" x 7' 9" (3.71m x 2.36m)

UPVC double glazed window to the rear aspect. Wood effect flooring. Radiator, lights & sockets.

Bedroom Three

7' 5" x 9' 1" (2.26m x 2.77m)

UPVC double glazed window to the rear aspect. Wood effect flooring. Lights, sockets & radiator.

Exterior

To the rear of the home there is a fully enclosed rear private garden which benefits from not being overlooked. There is access down the side of the home to the garden. The garden is mainly laid to lawn but also has a patio area and mature shrubs.



view this property online williamhbrown.co.uk/Property/SDG112648



welcome to Havelock Street, Spalding

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- MODERN FITTED SHOWER ROOM
- LARGE PRIVATE REAR GARDEN
- WALKING DISTANCE TO SPALDING TOWN CENTRE

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

offers in the region of
£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG112648



Property Ref:
SDG112648 - 0004

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