



Hannam Boulevard, Spalding PE11 1LA

welcome to

Hannam Boulevard, Spalding

VIEWING ADVISED TO APPRECIATE THIS THREE BEDROOM SEMI DETACHED HOME WITH OFF ROAD PARKING! WALKING DISTANCE TO THE POPULAR TOWN OF SPALDING. CALL NOW TO ARRANGE YOUR VIEWING.



Living Room

13' 2" x 13' (4.01m x 3.96m)

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

Kitchen

16' 9" x 7' 8" (5.11m x 2.34m)

Window to the rear and side aspect, inset spotlights, sockets, wood effect vinyl flooring, eye and base level units with Worksop over, sink drainer, space for cooker, extractor hood, radiator, door leading to utility room.

Bathroom

6' x 5' 8" (1.83m x 1.73m)

Window to rear access, bath with shower over, toilet, sink vanity unit, tiled surround, extractor fan, ceiling light.

Utility Room

12' x 9' (3.66m x 2.74m)

UPVC Double glazed window to the side and rear with upvc door leading to the rear garden, space and plumbing for washing machine. sockets, ceiling light and door leading to downstairs wc.

Bedroom One

10' 6" x 9' 7" (3.20m x 2.92m)

UPVC Double glazed bay window to the front aspect, carpet flooring, radiator, sockets, door leading to ensuite.

Bedroom Two

10' 10" x 7' 10" (3.30m x 2.39m)

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

Bedroom Three

7' 11" x 7' 6" (2.41m x 2.29m)

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

Exterior

Fully enclosed rear garden, large gravelled area.



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Hannam Boulevard, Spalding

- THREE BEDROOM SEMI DETACHED HOUSE
- WALKING DISTANCE TO TOWN
- FULLY ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- IDEAL FOR FIRST TIME BUYERS OR INVESTMENT

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112544 - 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.

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