



Belchmire Lane, Gosberton Spalding PE11 4HG

welcome to

Belchmire Lane, Gosberton Spalding

IDEAL FOR INVESTORS OR FIRST TIME BUYERS - NO ONWARD CHAIN TWO BEDROOM END-TERRACED HOUSE SITUATED WITHIN THE POPULAR VILLAGE LOCATION OF GOSBERTON. CALL TO BOOK YOUR VIEWING.



Lounge

10' 6" x 10' 7" (3.20m x 3.23m)

Feature gas fireplace with granite surround, radiator, underfloor heating, tiled flooring

Double glazed window

Dining Room

6' 10" x 10' 10" (2.08m x 3.30m)

Tiled flooring and underfloor heating, radiator

Single glazed window

Kitchen

13' 10" x 8' 2" (4.22m x 2.49m)

Fitted kitchen with wall and base units with worksurfaces, integral double oven, radiator, space for dishwasher, washing machine and tumble dryer.

Double glazed window

Bedroom One

10' 7" x 10' 7" (3.23m x 3.23m)

Built in shelves, carpeted flooring, loft hatch, electric heater and radiator

Double glazed window

Bedroom Two

8' x 6' 4" (2.44m x 1.93m)

Radiator

Double glazed window

Shower Room

comprising of shower cubicle, wash hand basin and W/C. Partly tiled, heated towel rail.

Double glazed window

Exterior

Allocated parking for three vehicles, EV point.

Rear Garden:

Enclosed laid to lawn garden comprising of a patio

seating area and garden shed.

Agents Note

Please note this property benefits from newly fitted gas central heating and insulation which was installed in 2022.



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Belchmire Lane, Gosberton Spalding

- TWO BEDROOM END-TERRACED HOUSE
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- ENCLOSED REAR GARDEN
- OFF-ROAD PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112756 - 0002

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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william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk