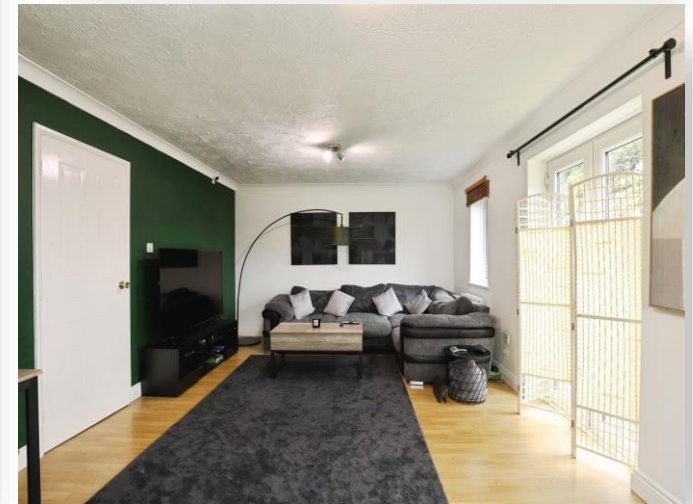




Brayfields, Pinchbeck Spalding PE11 3YT

welcome to

Brayfields, Pinchbeck Spalding

VIEWING HIGHLY ADVISED TO APPRECIATE THIS SPACIOUS TWO BEDROOM MAISONETTE WITH ALLOCATED PARKING IN A QUIET AND SECLUDED LOCATION SITUATED WITHIN THE POPULAR VILLAGE OF PINCHBECK.

CALL NOW TO ARRANGE YOUR VIEWING.



Entrance Hall

Carpet flooring, double built in wardrobe, single unit storage cupboard with shelving, radiator, power sockets and loft access

Living Room

19' 10" x 12' 6" (6.05m x 3.81m)

UPVC Double glazed windows to the side and rear aspect, UPVC Double glazed french doors opening onto the Juliet balcony, TV point, power sockets, two radiators, Two ceiling lights and laminate flooring

Kitchen

9' 2" x 8' 1" (2.79m x 2.46m)

UPVC Double glazed window, wood effect vinyl flooring, space for free standing oven with fitted extractor, iron based level units with worktop over, sink drainer, space and plumbing for washing machine and tumble dryer, ceiling light, sockets, space for free standing fridge freezer and radiator.

Bedroom One

12' 4" x 8' 1" (3.76m x 2.46m)

UPVC Double glazed windows to the front aspect, carpet flooring, sockets, radiator, ceiling light

Bedroom Two

11' 3" x 8' 1" (3.43m x 2.46m)

UPVC Double glazed windows to the front aspect, carpet flooring, sockets, radiator, ceiling light

Bathroom

7' 8" x 6' 9" (2.34m x 2.06m)

UPVC Double glazed obscured window to the side aspect, tiled flooring, extractor fan, bath unit with shower over and glass shower screen, radiator, toilet, sink, tiled surround



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welcome to

Brayfields, Pinchbeck Spalding

- SPACIOUS TWO BEDROOM MAISONETTE
- SOUGHT AFTER VILLAGE LOCATION
- ALLOCATED PARKING
- WRAP AROUND COMMUNAL GARDENS
-

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 125.00

Ground Rent: 600.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2022.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112677 - 0003

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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