









welcome to

Atton Avenue, Spalding

Calling all Investors and First time buyers - in need of modernisation this detached two bedroom house is ideal for you as a first home or investment.













Lounge

12' x 13' (3.66m x 3.96m) Window to front. Understair storage. Radiator. Sockets.

Kitchen/Diner

15' \times 9' 1" (4.57m \times 2.77m) Space for cooker. radiator. Door to rear. Window to rear. Window to side. Stainless steel sink. Space for a washing machine. Sockets.

Bedroom One

12' x 10' 2" (3.66m x 3.10m) Box bay window to front. Storage. Radiator. Sockets.

Bedroom Two

12' x 10' 2" (3.66m x 3.10m) Window to rear. radiator. Sockets.

Bathroom

8' 7" x 6' (2.62m x 1.83m) Toilet. Basin. Frosted window to rear. Radiator. Bath.

Front Garden

Laid lawn. Block paved driveway.

Rear Garden

Mainly laid lawn.





welcome to

Atton Avenue, Spalding

- NO ONWARD CHAIN
- **DETACHED HOUSE**
- TWO DOUBLE BEDROOMS
- KITCHEN/DINER
- IN NEED OF MODERNISATION

Tenure: Freehold EPC Rating: C

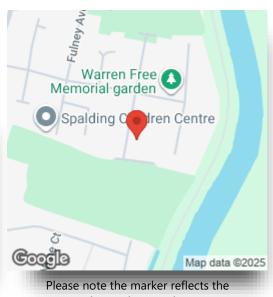
Council Tax Band: A

£125,000







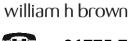


postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG112784



Property Ref: SDG112784 - 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 quidance 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.





01775 711711



Spalding@williamhbrown.co.uk



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



williamhbrown.co.uk

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.