



Chamomile Way, Spalding PE11 3BQ

welcome to

Chamomile Way, Spalding

IDEAL FOR FIRST TIME BUYERS AND INVESTORS* 3 BEDROOM END OF TERRACE PROPERTY SITUATED IN THE MARKET TOWN OF SPALDING. LOCATED IN THE HIGHLY DESIRED WYGATE ESTATE. *CALL IN TO BOOK A VIEWING



Lounge

17' 3" x 16' 3" (5.26m x 4.95m)

Two windows. Sockets. Laminate flooring. Radiator.

Kitchen

7' 4" x 9' (2.24m x 2.74m)

Built in oven & extractor. Fridge/ Freezer. Sockets.

Space for dishwasher. Sink. Window. Boiler

Bedroom One

9' x 13' (2.74m x 3.96m)

Climbing wall. Two windows. Radiator. Built in bed.

Laminate flooring. Sockets.

Bedroom Two

11' 8" x 7' 4" (3.56m x 2.24m)

Radiator. Radiator. Laminate flooring. Sockets.

Bedroom Three

8' 4" x 9' 3" (2.54m x 2.82m)

Window. Radiator. Laminate flooring. LED light.

Sockets.

Bathroom

8' 4" x 9' 3" (2.54m x 2.82m)

Four piece. Tiled. Storage. Mirror. Extractor. Spotlight.

Socket

Out Building

Workshop & Sauna. Separate fuse box. Built in 2018.

Sockets. WC. Same electrics.

Rear Garden

Brick wall. Outside tap. Patio.



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Chamomile Way, Spalding

- 3 Bedroom End Of Terrace Property
- 3 Good Sized Bedrooms
- Sauna & Workshop
- Ideal for Young Families
- Allocated And Visitor Parking

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

£195,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112807 - 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.

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