



Slip Drive, West Pinchbeck Spalding PE11 3QF

welcome to

Slipe Drove, West Pinchbeck Spalding

WILLIAM H BROWN ARE PROUD TO PRESENT THIS MODERN 2 BED SEMI DETACHED PROPERTY LOCATED IN THE CHARMING VILLAGE OF WEST PINCHBECK. IDEAL FOR FIRST TIME BUYERS. CALL IN TO BOOK A VIEWING.*



Lounge

23' 6" x 13' 6" (7.16m x 4.11m)

Tiled flooring. Spotlights. Two radiators. French doors. Sockets

Kitchen

23' 6" x 13' 6" (7.16m x 4.11m)

Built in oven, hob and extractor. Window. Space for washing machine. Sockets. Tiled flooring

Wc

23' 6" x 13' 6" (7.16m x 4.11m)

Radiator. Sink. Sink. Extractor. Lock.

Bedroom One

13' 6" x 7' 7" (4.11m x 2.31m)

Window. Radiator. Sockets. Carpeted flooring. Aerial point.

Bedroom Two

13' 7" x 8' 8" (4.14m x 2.64m)

Window. Radiator. Sockets. Carpeted flooring. Aerial point. Airing Cupboard.

Bathroom

Tiled flooring. Extractor. Toilet. Spotlight.

Bath/Shower. Basin.



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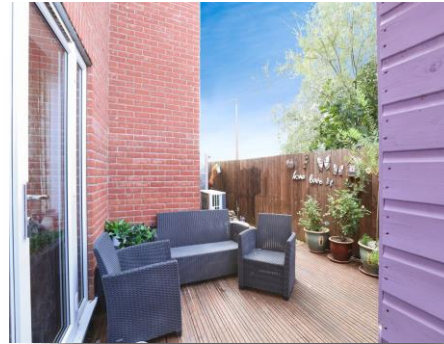
welcome to

Slipe Drove, West Pinchbeck Spalding

- MODERN 2 BEDROOM SEMI DETACHED HOUSE
- OFF ROAD PARKING
- OPEN PLAN LIVING AREA
- IDEAL FOR FIRST TIME BUYERS
- ENERGY EFFICIENT PROPERTY

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

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112818 - 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.

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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01775 711711



Spalding@williamhbrown.co.uk



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



williamhbrown.co.uk