





## welcome to

# **Beaufort Drive, Spalding**

\*\*VIEWING HIGHLY ADVISED\*\* TWO BEDROOM SEMI-DETACHED HOUSE SITUATED WITHIN THE POPULAR MARKET TOWN OF SPALDING OFFERING OFF ROAD PARKING & SINGLE GARAGE! CALL OUR SPALDING TEAM NOW TO ARRANGE YOUR VIEWING!













#### **Entrance Porch** Kitchen

8' 6" x 5' 8" ( 2.59m x 1.73m )

Comprising of wall and base units. sink with drainer. tiled flooring. space for a washing machine, tumble drier/ dishwasher and oven.

# **Lounge/ Dining Room** 18' 9" x 13' 6" ( 5.71m x 4.11m )

With French doors leading to the rear garden. carpeted flooring, understairs cupboard.

### Landing

Loft access

#### **Bedroom One**

9' 9" x 9' 5" ( 2.97m x 2.87m )

Comprising of a ceiling light. airing cupboard with water tank.

#### **Bedroom Two**

9' 5" x 7' 4" ( 2.87m x 2.24m )

#### **Bathroom**

6' 1" x 5' 9" ( 1.85m x 1.75m )

Three piece suite comprising of W/C, sink and bath. Carpeted flooring

#### Outside

Off road parking with a single garage.

#### **Rear Garden**

Having a patio area, laid to lawn garden with gated access to the side.





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# **Beaufort Drive, Spalding**

- TWO BEDROOM SEMI-DETACHED HOUSE
- WALKING DISTANCE TO SPALDING TOWN
- OFF ROAD PARKING & SINGLE GARAGE
- CLOSE TO LOCAL AMENITIES

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Tenure: Freehold EPC Rating: C

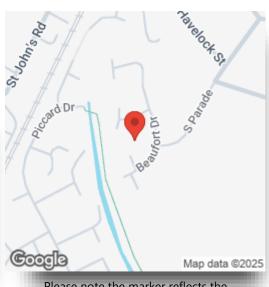
Council Tax Band: A

# £150,000









Please note the marker reflects the postcode not the actual property

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Property Ref: SDG112890 - 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.



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