



**Chapel Lane, Spalding PE11 1BP**

Not for marketing purposes INTERNAL USE ONLY

**welcome to**

## **Chapel Lane, Spalding**

Two bedroom terraced property, WALKING DISTANCE TO TOWN & RANGE OF AMENITIES. Two reception rooms & kitchen. Family bathroom with three piece suite. Fully enclosed low maintenance rear yard. IDEAL INVESTMENT AS BEING SOLD WITH TENANT IN SITU



## **Living Room**

12' x 11' 10" ( 3.66m x 3.61m )

UPVC Double glazed window to the front aspect, radiator, ceiling light and carpet flooring.

## **Dining Room**

13' 1" x 11' 9" ( 3.99m x 3.58m )

Carpet flooring, radiator, ceiling light and sockets.

## **Kitchen**

14' 4" x 11' ( 4.37m x 3.35m )

UPVC Double glazed windows and door to the rear and side aspect, eye & base level unit with worktop over, four ring gas hob with extractor hood, integrated oven, stainless steel sink drainer, tiled splash back, space and plumbing for washing machine and tumble dryer, sockets and tiled flooring.

## **Landing**

Ceiling light and carpet flooring.

## **Bedroom One**

12' 1" x 11' 11" ( 3.68m x 3.63m )

UPVC Double glazed window to the front aspect, ceiling light, sockets, radiator and carpet flooring.

## **Bedroom Two**

10' 4" x 9' ( 3.15m x 2.74m )

UPVC Double glazed window to the rear, ceiling light, radiator, sockets and carpet flooring.

## **Bathroom**

8' 10" x 6' 1" ( 2.69m x 1.85m )

UPVC Double glazed window to the rear, cupboard housing the boiler, toilet, panelled bath and sink with tiled flooring, radiator and ceiling light.

## **Outside**

to the rear of the property there is a low maintenance courtyard garden enclosed by timber fencing and laid to patio



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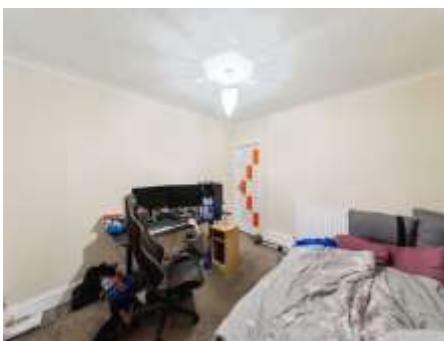
welcome to

## Chapel Lane, Spalding

- TWO BEDROOM MID TERRACE HOUSE WITHIN WALKING DISTANCE TO TOWN
- TWO RECEPTION ROOMS & KITCHEN
- FAMILY BATHROOM WITH MODERN THREE PIECE SUITE
- FULLY ENCLOSED LOW MAINTENANCE REAR COURTYARD
- BEING SOLD WITH TENANTS IN SITU

Tenure: Freehold EPC Rating: C

Council Tax Band: A



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Please note the marker reflects the postcode not the actual property



Property Ref:  
SDG112882 - 0003

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