



12 RIVER BANK SPALDING, PE11 3AA

£275,000
FREEHOLD

Welcome to this charming bungalow in the lovely riverside location of Spalding! This semi-detached property boasts two reception rooms, two cosy bedrooms, and a well-appointed bathroom. With parking space for up to three vehicles, convenience is at your doorstep.

The property exudes character with its unique features, offering a quiet and peaceful atmosphere for you to enjoy. With the potential to improve and make it your own, this bungalow presents a wonderful opportunity for those looking to create their dream home in a serene setting.

Don't miss out on the chance to own a property with such great potential and character in the picturesque town of Spalding. Book a viewing today and envision the possibilities that this lovely bungalow has to offer!

12 RIVER BANK

- Semi Detached Bungalow • Two Bedrooms • Large Garden • Lounge / Dining Room • River Views • Immaculately Presented • Separate Annexe to Rear • Amazing Location



Porch

UPVC entrance door, ceiling light, wooden flooring, door to:

Lounge

Excellent large lounge with two windows to front, window to rear, double radiator, door to:

Inner Hallway

Doors to bathroom, bedrooms and kitchen, inset ceiling lights, wooden flooring

Bathroom

Window to rear, radiator, low level WC and hand wash basin set in cabinet, large shower cubicle

Bedroom 1

Window to front, double radiator, ceiling light, storage cupboard, wooden flooring

Bedroom 2

Window to side, radiator, ceiling light, wooden flooring

Kitchen

Window to rear, window to side, Storage cupboard, matching base and eye level units, dining area, ceiling lights, door to rear private garden

Annexe

Three windows to front, two windows to side, radiator, storage cupboard, open plan annexe with kitchen, sleeping area and door to bathroom - this could be used as a music room / office or annexe

Garage

Electrically operated roller door

12 RIVER BANK





SEdge

Your Local Property Experts

12 RIVER BANK

ADDITIONAL INFORMATION

Local Authority – South Holland Council

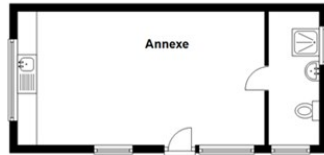
Council Tax – Band A

Viewings – By Appointment Only

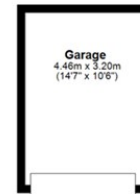
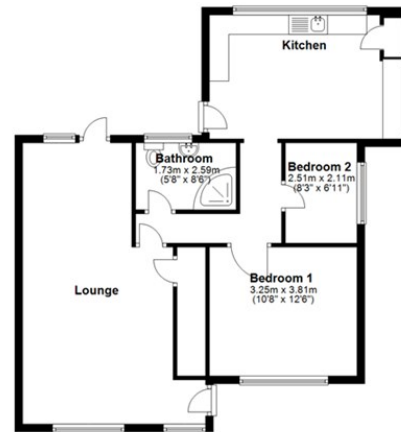
Floor Area – 0.00 sq ft

Tenure – Freehold

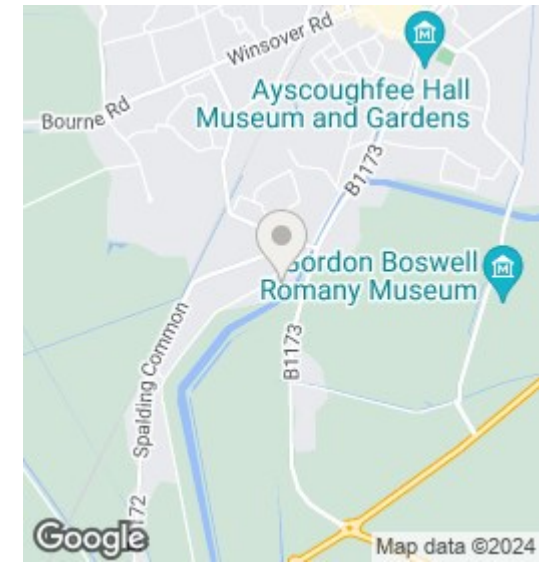




Ground Floor
Approx. 115.8 sq. metres (1245.9 sq. feet)



Garage
4.46m x 3.20m
(14'7" x 10'6")



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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