



## 44 HANNAM BOULEVARD SPALDING, PE11 1LB

**£165,000  
FREEHOLD**

Chain-Free Sale – Newly Decorated – Ideal for Investors or First-Time Buyers

Offered with no onward chain, this vacant three-bedroom home has been newly decorated throughout and fitted with new carpets, making it ready for immediate occupation or letting. Ideally situated close to local primary schools, the town centre and a variety of shops, the property will appeal to both investors and first-time buyers.

The accommodation is arranged over two floors. The ground floor comprises an entrance hall, a spacious lounge with a bay window to the front and dining area, a kitchen, utility/rear porch, a ground-floor shower room and a separate WC. To the first floor are three well-proportioned bedrooms and a central landing.



# 44 HANNAM BOULEVARD

- Chain-free sale
- Vacant possession
- Freshly decorated throughout
- New carpets in all rooms
- Ideal for first-time buyers or investors
- Spacious Front Lounge with Bay Window
- Ground floor shower room and separate WC
- Utility/rear porch
- Convenient location close to schools, shops and town centre



## Summary

### Ground Floor

Entrance Hall: 2.18m x 0.97m – stairs to first floor

Lounge: 3.78m x 3.71m – bay window to front, feature fireplace, open plan

Dining Room: 2.00m x 3.20m – open plan with storage cupboard

Kitchen: 2.01m x 4.77m – windows to side and rear, storage cupboard, sliding door

Shower Room: 2.74m x 1.47m – window to rear, storage cupboard

WC: 1.65m x 0.94m

Utility/Rear Porch: 1.65m x 2.65m – rear window and door

### First Floor

Bedroom One: 3.25m x 3.91m – bay window to front, storage cupboard

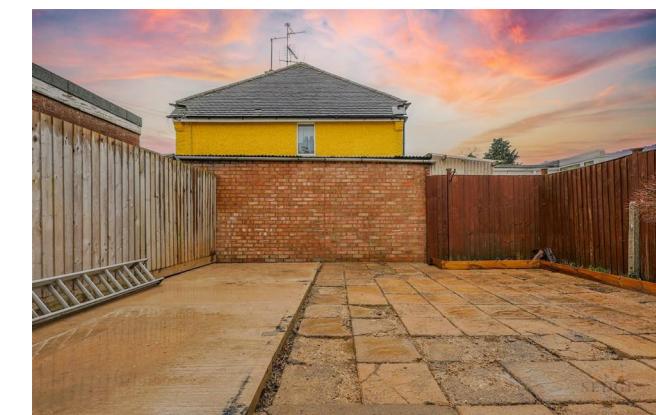
Bedroom Two: 3.35m x 2.03m – window to rear

Bedroom Three: 2.21m x 2.74m – window to rear

Landing: 3.20m x 0.95m – window to side

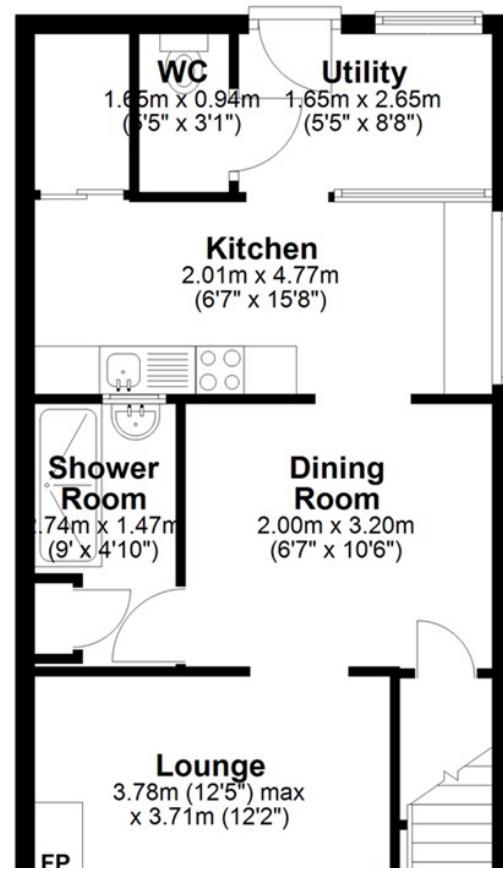
These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

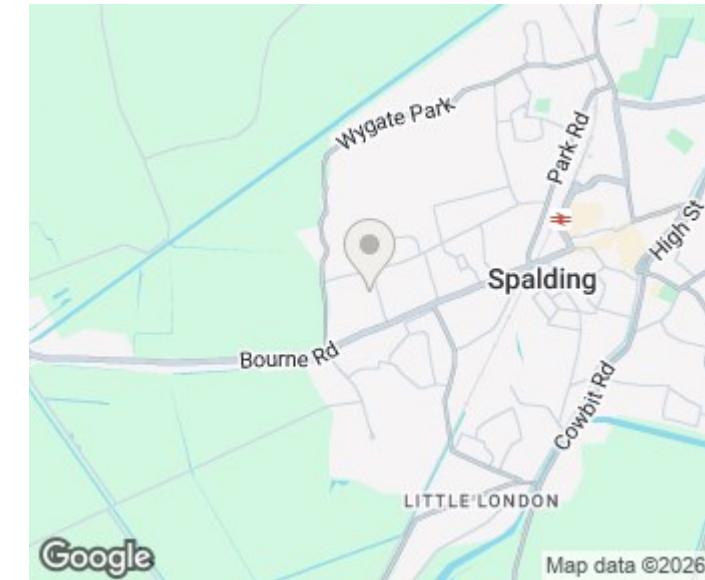
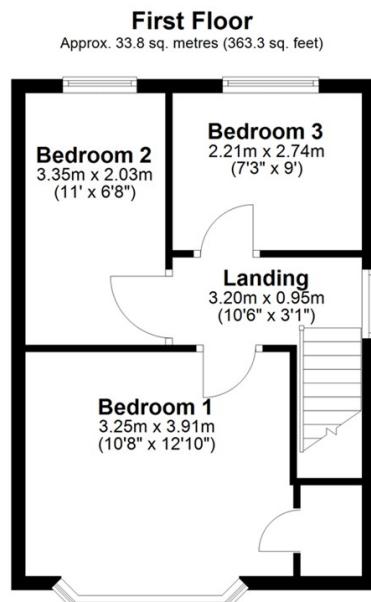
Some properties may be subject to additional charges such as estate management charges, rent charges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.



**Ground Floor**

Approx. 50.5 sq. metres (543.8 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		59
(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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