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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



14 Telford Court, Spalding PE11 2GY

£180,000 Freehold

- Semi-Detached Bungalow
- No Chain
- Recently Refitted Kitchen
- 2 Bedrooms and Bathroom
- Viewing Recommended

Well presented 2 bedroom semi-detached bungalow situated on the edge of town. Accommodation comprising entrance hallway, lounge, kitchen diner, bathroom and 2 bedrooms. Low maintenance rear garden, allocated parking. Gas central heating. No Chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Canopied storm porch with obscured composite door leading into:

ENTRANCE HALLWAY

3' 5" x 21' 11" (1.06m x 6.70m) Skimmed and coved ceiling, centre light point, access to loft space, smoke alarm, double radiator, BT point, central heating controls, vinyl plank flooring, storage cupboard off housing Vaillant gas boiler and slatted shelving. Door into:

LOUNGE

9' 11" x 15' 2" (3.04m x 4.64m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, 2 single wall lights, 2 radiators, BT point, TV point, feature wooden fire surround with pebble effect electric fire.

From the Entrance Hallway a door leads into:

FAMILY BATHROOM

5' 4" x 8' 5" (1.63m x 2.58m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre spotlight fitment, extractor fan, double radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and tiled splashbacks with mirror over, bath with mixer tap and fitted Triton power shower over, shower rail and curtain.



From the Entrance Hallway door leads into:

KITCHEN DINER

8' 11" x 12' 10" (2.72m x 3.93m) UPVC double glazed window to the rear elevation, UPVC obscured double glazed door to the rear elevation, skimmed and coved ceiling, centre spotlight fitting, radiator, BT point. Recently refitted with a wide range of base, eye level and drawer units with work surfaces over, splashbacks, inset one and a quarter bowl stainless steel sink with mixer tap, Indesit washing machine, Kenwood slim-line dishwasher, stainless steel fridge freezer, vinyl plank flooring.

WALK-IN PANTRY

Electric consumer unit board, shelving.

From the Entrance Hallway into:

BEDROOM 2

8' 4" x 10' 0" (2.55m x 3.06m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator.

BEDROOM 1

9' 3" x 11' 5" (2.84m x 3.50m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, TV point, walk-in wardrobe with hanging rail and shelving.

EXTERIOR

Hedging to the front with gravelled fore-garden and paved pathways, wooden gate to the side of the property accessing the rear garden.

Allocated parking space and further visitors parking space.

REAR GARDENS

The garden is designed for ease of maintenance with patio, plastic shed, external lighting, cold water tap.

DIRECTIONS

From the Agents Offices proceed along New Road continue over the traffic lights into Westlode Street, then turn left at the end at the junction into Albion Street. Proceed alongside the River and at the roundabout take the third exit on to Holbeach Road. Continue for 400 yards and turn right opposite the parade of shops into Queens Road. Follow down Queens Road where you will locate Telford Court on the left hand side

AMENITIES

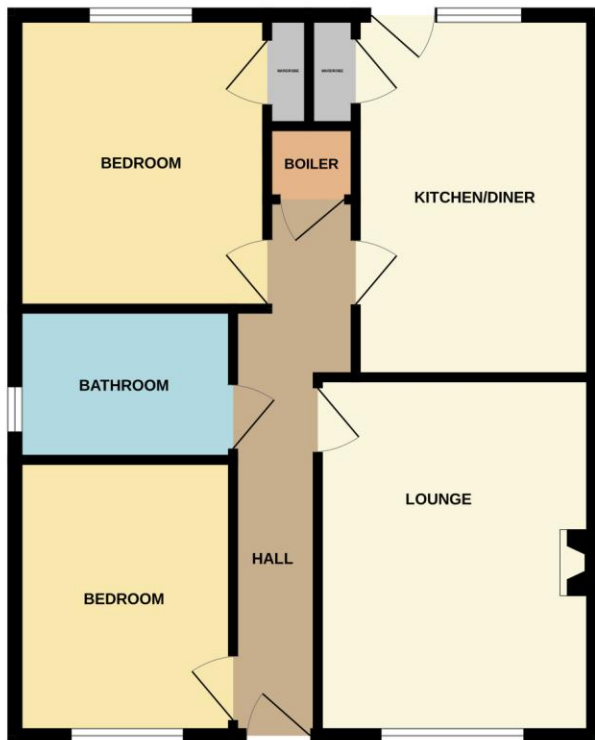
The local convenience store, Lidl Supermarket and St. Pauls Church is just around the corner on Holbeach Road and the property is within walking distance of Springfields Shopping Centre. The town centre is also within easy walking distance and offers a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. The nearby Coronation Channel offers good dog walking facilities.

AGENTS NOTE

There is a management/maintenance fee for the upkeep of the external communal areas payable to St Pauls Court (Spalding) Ltd in 2 payments of £160 (£320pa).



GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 636 sq.ft. (59.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11557

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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