

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



7 Park Avenue, Spalding PE11 1QU

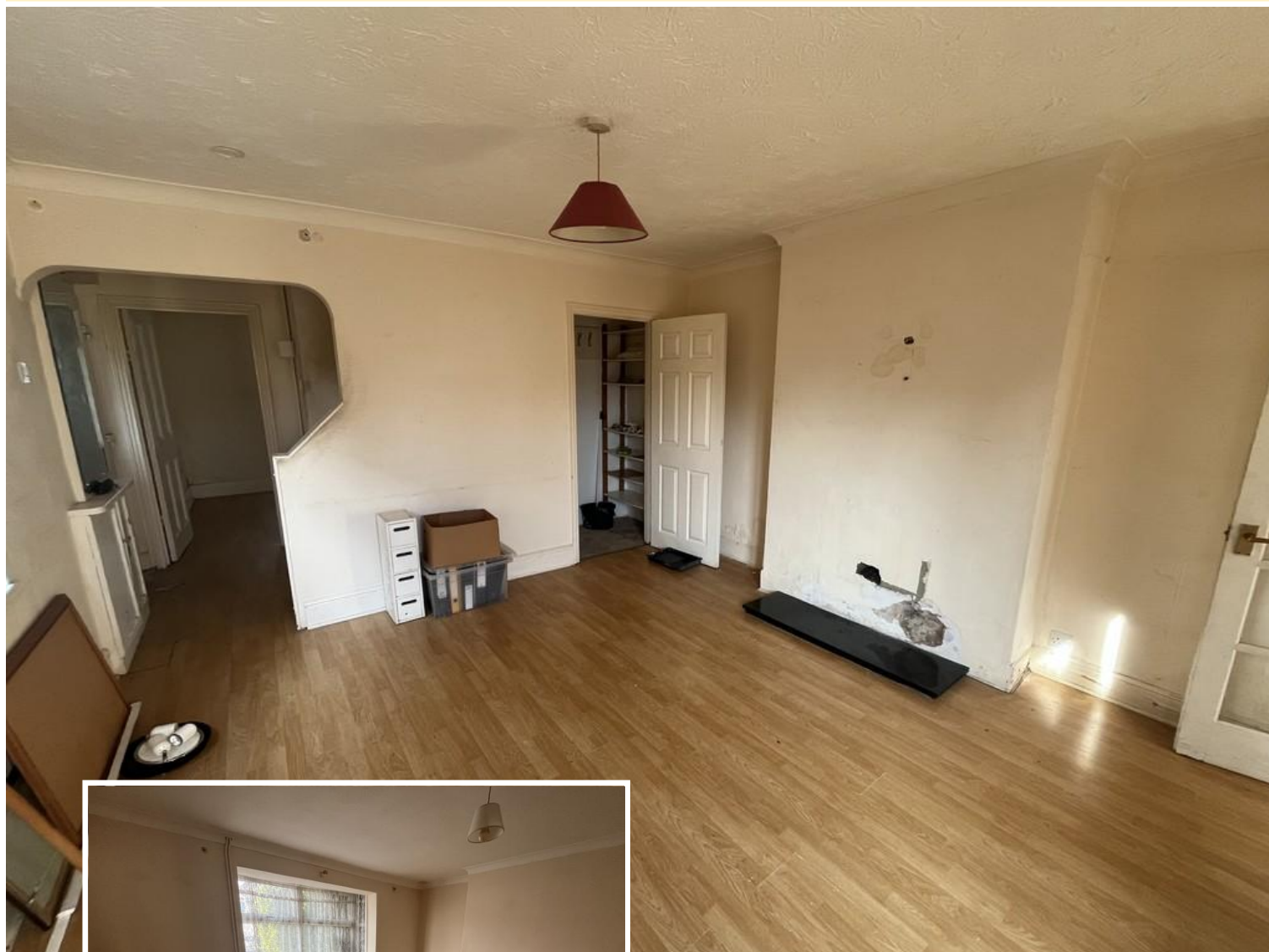
£155,000 Freehold

- 3 Bedrooms
- 2 Reception Rooms
- Requires Further Updating/Modernisation
- No Chain
- Viewing Recommended

Semi-detached 3 bedroom property in convenient town location with one off-road parking space and enclosed rear garden. Gas central heating, UPVC windows. Requires some further updating/modernisation. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

UPVC side entrance door to:

ENTRANCE LOBBY

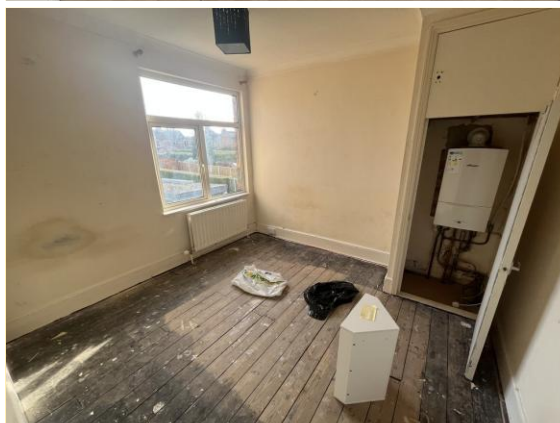
Radiator, staircase off, door to:

SITTING ROOM

11' 1" x 12' 5" (3.39m x 3.81m) plus bay. UPVC window to the front elevation, radiator.

DINING ROOM

13' 6" x 12' 6" (4.13m x 3.83m) Radiator, window to the side elevation, UPVC French doors to the rear, understairs store cupboard, glazed door to:



KITCHEN

12' 7" x 6' 7" (3.84m x 2.01m) Sink unit with hot and cold taps, range of base cupboards and drawers, eye level wall cupboards, 2 UPVC windows to the side elevation, glazed UPVC rear entrance door, tiled floor, appliance space.

From the Entrance Lobby the staircase rises to:

FIRST FLOOR LANDING

Access to loft space, ceiling light, doors arranged off to:

BEDROOM 1

12' 7" x 11' 6" (3.84m x 3.51m) Window to the front elevation, radiator.

BEDROOM 2

10' 0" x 9' 3" (3.05m x 2.84m) Radiator, cupboard housing the modern Worcester gas fired central boiler.

BEDROOM 3

11' 1" x 6' 8" (3.38m x 2.05m) Radiator, window to the rear elevation.

BATHROOM

7' 3" x 5' 6" (2.22m x 1.68m) Three piece white suite comprising panelled bath with mixer tap, low level WC, pedestal wash hand basin, obscure glazed UPVC window.

EXTERIOR

There is off-road parking for one car on the frontage. Side access to gated access to rear garden which is somewhat overgrown but is of reasonable dimensions and provides good potential.

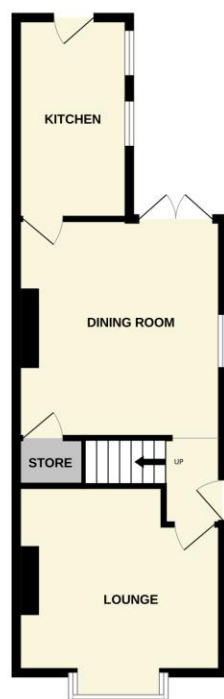
DIRECTIONS

From Spalding proceed in a westerly direction along Winsover Road over the level crossing, turn right into Park Road. Continue along this road, taking a left hand turning into Park Close and then immediately left into Park Avenue and the property is on the left hand side.

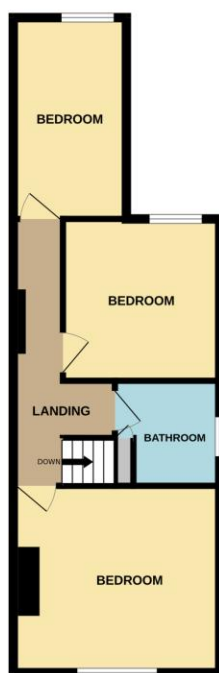
AMENITIES

The town centre is within easy walking distance and offers a range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.

GROUND FLOOR



1ST FLOOR



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.
Made with Metagon 5/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND B

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11693

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.

ADDRESS

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: spalding@longstaff.co.uk
www.longstaff.co.uk