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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



67 London Road, Spalding PE11 2TN

£135,000 Freehold

- In Need of Modernisation and Renovation
- 3 Bedroom End Terraced
- No Chain
- Popular Location
- Gas Central Heating

Opportunity to buy an end terraced property in need of renovation and modernisation with the benefit of gas central heating. Entrance lobby, lounge, kitchen, 3 bedrooms and bathroom. Rear garden and garage (within a block).

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Front entrance door to:

ENTRANCE LOBBY

Cloaks cupboard off, door to:

LOUNGE

15' 8" x 12' 0" (4.80m x 3.67m) average Gas fire, radiator, bay window with display sill, coved and textured ceiling, ceiling light, staircase off, understairs store cupboard.

KITCHEN

15' 0" x 7' 10" (4.59m x 2.40m) Wall mounted Worcester gas fired central heating boiler, half



glazed rear entrance door, radiator, fluorescent strip light, electric cooker point, range of basic units with single drainer stainless steel sink unit, base cupboards and drawers, three quarter height provision cupboard, window to the rear elevation.

From the corner of the Lounge the carpeted staircase rises to:

FIRST FLOOR LANDING

Access to loft space, built-in Airing Cupboard housing the hot water cylinder, doors arranged off to:

BEDROOM 1

12' 2" x 8' 9" (3.71m x 2.68m) Window to the front elevation, radiator, recessed wardrobes (excluded from the measurement).

BEDROOM 2

9' 6" x 8' 10" (2.92m x 2.70m) Window to the rear elevation, radiator, ceiling light.

BEDROOM 3

6' 5" x 6' 0" (1.98m x 1.83m) plus door recess Overstairs storage cupboard (excluded from the room measurement), window to the front elevation, radiator, ceiling light.

BATHROOM

6' 0" x 5' 8" (1.85m x 1.74m) Obscure glazed window, three piece white suite comprising panelled bath, wash hand basin, low level WC, radiator.

EXTERIOR

Small open plan frontage. To the rear there is an enclosed garden area.

A passageway leads across the rear of the neighbouring terraced properties to the:-

BRICK GARAGE

Situated at the right hand end of the block next to No. 72. Up and over door but does require a new roof.

DIRECTIONS

From the High Bridge proceed in a southerly direction along the banks of the River along London Road, past the shop and the property is situated on the right hand side.

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The 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 operation or efficiency can be given. Made with SketchUp 12.0.25.

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

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Ref: S11709

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.com
www.longstaff.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		