

EST 1770



Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



32 Havelock Street, Spalding PE11 2YL

£149,950 Freehold

- Ideal for First Time Buyer/Investment
- 3 Bedrooms
- 2 Reception Rooms
- No Onward Chain
- Viewing Recommended

Semi-detached bay fronted Edwardian house in town location with UPVC windows, gas central heating, enclosed rear garden. Entrance hall, lounge, dining room, kitchen, rear lobby, bathroom to the ground floor; 3 bedrooms and separate WC to the first floor. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Part glazed UPVC front entrance door to:

RECEPTION HALL

14' 0" x 2' 11" (4.27m x 0.89m) maximum Coved and textured ceiling, ceiling light, radiator, staircase off, door to:

DINING ROOM

12' 10" x 12' 1" (3.93m x 3.70m) Fitted carpet, UPVC rear window, coved cornice, ceiling light, radiator, arch to:

SITTING ROOM

10' 8" x 11' 5" (3.26m x 3.50m) plus bay. UPVC bay window to the front elevation, consumer unit, coved cornice, ceiling light, radiator.

From the Dining Room a door leads to:



FITTED KITCHEN

13' 6" x 8' 9" (4.14m x 2.68m) Worktops with single drainer stainless steel sink unit, base cupboards and drawers, half tiled walls, eye level wall cupboards, modern Viessmann gas fired central heating combi boiler, fluorescent strip light, coved cornice, cooker hood, radiator, plumbing and space for washing machine, vent for tumble dryer, walk-in pantry, part glazed UPVC external entrance door, door to:

INNER LOBBY

Obscure glazed UPVC window, store cupboard, door to:

BATHROOM

8' 3" x 8' 7" (2.54m x 2.64m) Four piece suite comprising panelled bath, corner shower cabinet with Triton shower, pedestal wash hand basin, low level WC, vertical radiator/towel rail, radiator, obscure glazed UPVC window, tiled floor, ceiling lights.

From the Reception Hall the staircase rises to:

FIRST FLOOR LANDING

Radiator, ceiling light, smoke alarm, access to loft space, doors arranged off to:

BEDROOM 1

11' 3" x 14' 10" (3.44m x 4.53m) maximum 2 UPVC windows to the front elevation, radiator, coved cornice, ceiling light.

BEDROOM 2

13' 0" x 9' 0" (3.97m x 2.75m) UPVC window to the rear elevation, radiator, coved cornice, ceiling light.

BEDROOM 3

10' 7" x 8' 10" (3.24m x 2.71m) maximum UPVC window to the rear elevation, ceiling light, radiator.

SEPARATE WC

6' 1" x 2' 8" (1.86m x 0.83m) Low level WC, obscure glazed window, ceiling light.

EXTERIOR

Concrete frontage with low retaining capped brick wall, pathway with hand gate leading to:

ENCLOSED REAR GARDEN

Paved patio, small lawn, gravelled areas, garden shed, outside light, fencing to the side and rear boundaries.

DIRECTIONS

From the town centre proceed in a westerly direction along Winsover Road, take the first left hand turning into St Thomas Road, turn right into Green Lane and then second left into Havelock Street and the property is situated on the left hand side.

AMENITIES

The town centre and all associated amenities are within easy walking distance. Spalding also has bus and railway stations, educational and medical facilities etc.



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: S11828

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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		