

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



32 Havelock Street, Spalding PE11 2YL

£149,950 Freehold

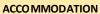
- Ideal for First Time Buyer/Investment
- 3 Bedrooms
- 2 Reception Rooms
- No Onward Chain
- Viewing Recommended

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.

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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 comice, ceiling light, radiator, arch to:

SITTING ROOM

 10° 8" x 11° 5" (3.26m x 3.50m) plus bay. UPVC bay window to the frontelevation, consumer unit, coved comice, 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, fluorescentstrip 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 pie ce 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" \times 9' 0" (3.97m \times 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 a menities are within easy walking distance. Spalding also has bus and railway stations, educational and medical facilities etc.



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

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: S11828

Viewings are to be a rranged 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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