

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



**78 Halmergate, Spalding PE11 2EQ**

**£145,000 Freehold**

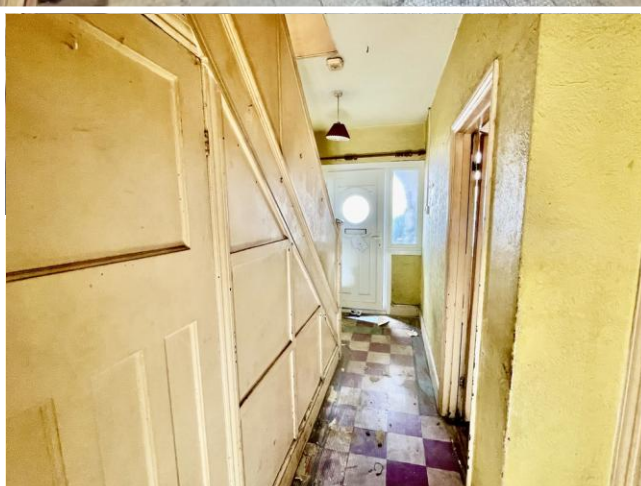
- Requires Full Modernisation
- Popular Location
- 3 Bedrooms, 2 Reception Rooms
- Off Road Parking
- Viewing Recommended

Traditional 3 bedroom semi-detached house in need of full modernisation. Favoured town location with off-road parking and south facing rear gardens. UPVC windows and doors. Potentially limited mortgage ability.

SPALDING 01775 766766 BOURNE 01778 420406

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#### **ACCOMMODATION**

Arched porchway with tiled step and UPVC door leading into:

#### **RECEPTION HALL**

13' 6" x 5' 7" (4.14m x 1.71m) Staircase off, under stairs cupboard with obscure glazed UPVC window, door to:

#### **SITTING ROOM**

11' 8" x 11' 11" (3.58m x 3.64m) plus semi-circular UPVC bay window. Open fireplace with decorative surround, picture rail, ceiling lights.

#### **DINING ROOM**

11' 11" x 10' 8" (3.65m x 3.27m) UPVC French doors to the rear elevation with similar side panels, picture rail, open fireplace with decorative surround.





#### **KITCHEN**

8' 10" x 6' 7" (2.70m x 2.01m) UPVC window to the side elevation, sink unit, half glazed UPVC rear entrance door, walk-in pantry with shelving.

From the Reception Hall the staircase rises to:

#### **FIRST FLOOR LANDING**

UPVC side window, access to loftspace, doors arranged off to:

#### **BEDROOM 1**

12' 0" x 10' 4" (3.68m x 3.17m) UPVC window to the front elevation, picture rail.

#### **BEDROOM 2**

12' 0" x 10' 7" (3.66m x 3.23m) UPVC window to the rear elevation, picture rail.

#### **BEDROOM 3**

8' 5" x 6' 7" (2.59m x 2.02m) UPVC window to the front elevation, picture rail.

#### **BATHROOM**

5' 11" x 6' 7" (1.82m x 2.02m) Bath, wash hand basin, low level WC with overhead cistern, obscure glazed UPVC window.

#### **EXTERIOR**

Small front garden with low retaining wall, driveway with back to back parking for at least 3 cars and direct access into:

#### **SOUTH FACING REAR GARDEN**

Endosed by trees and shrubbery, mainly grassed with paved area to the rear of the house and:

#### **OUTSIDE TOILET**

A brick building attached to the rear of the house.

#### **DIRECTIONS**

From the centre of Spalding at High Bridge proceed along Church Street continue without deviation into Halmergate, proceed for a short distance and the property is situated on the right hand side.

#### **AMENITIES**

The Historic town centre is within easy walking distance offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 18 miles to the south with access to the A1 and the east coast mainline (London Kings Cross 48 minutes)





**TENURE** Freehold

**SERVICES** Mains water, electricity and drainage.

**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: S11870

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

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#### CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		40 E
21-38	F		
1-20	G	7 G	