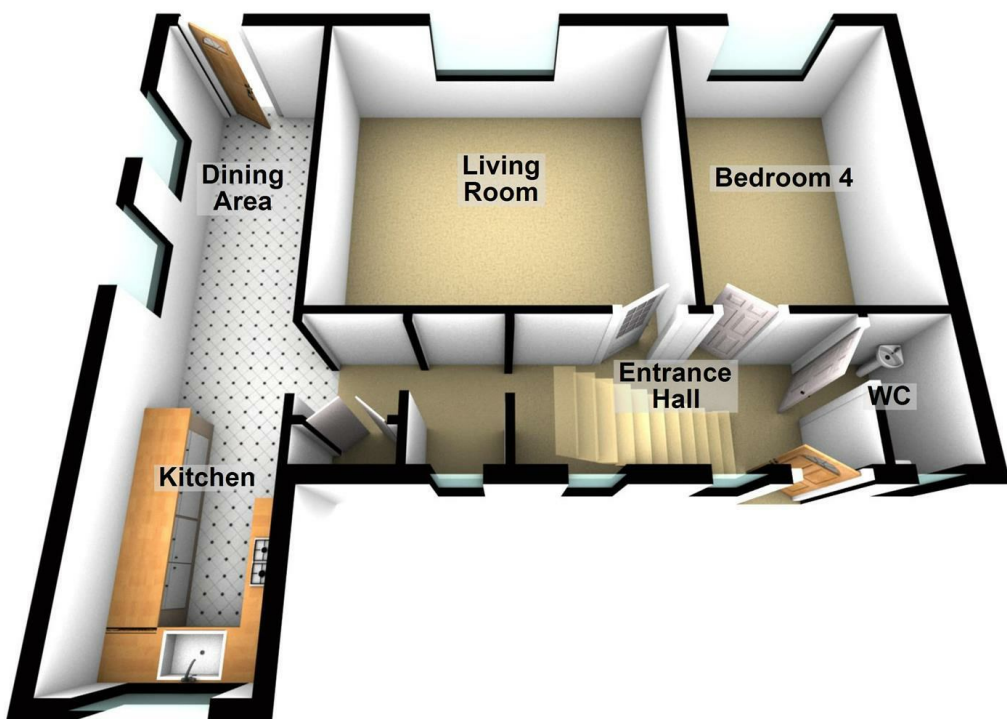
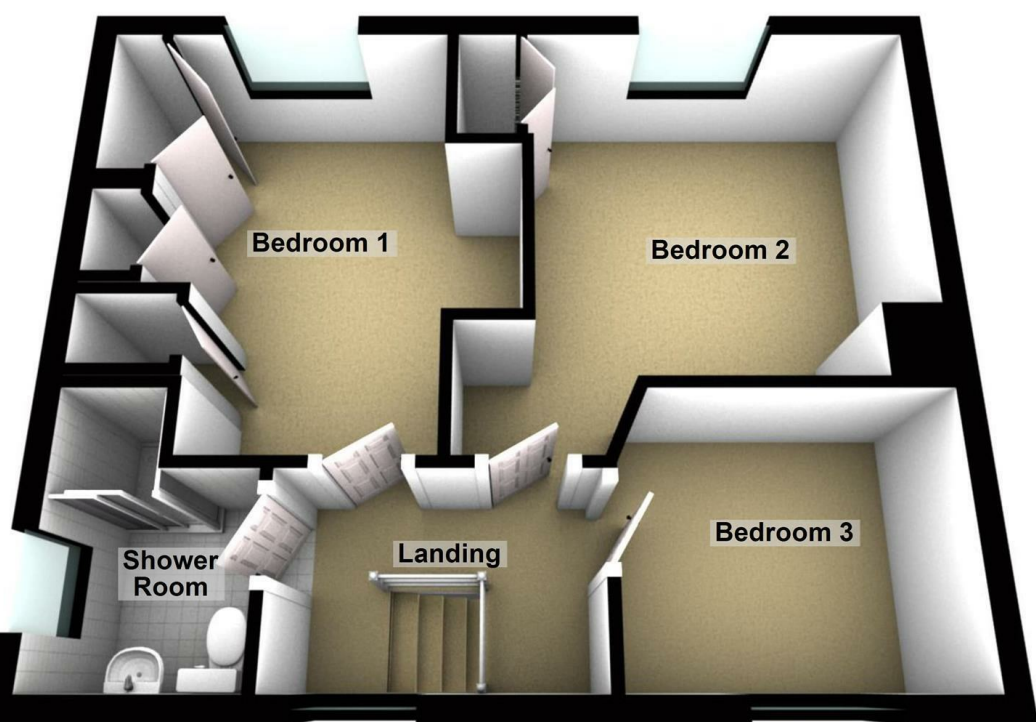


Ground Floor



- ENTRANCE HALL
- CLOAKROOM
- LIVING ROOM
- KITCHEN DINER
- BEDROOM 4/RECEPTION ROOM

First Floor



- LANDING
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- SHOWER ROOM



woodcockholmes.co.uk

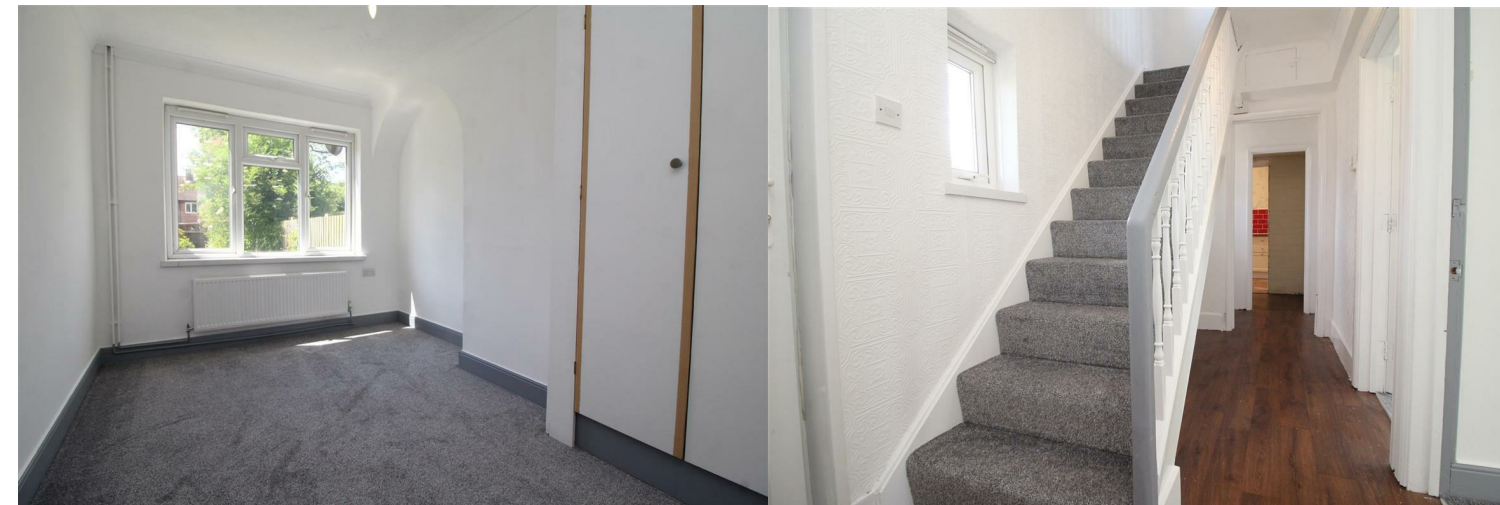


Woodcock Holmes
 First Floor Offices, 4 Office Village
 Hampton, Peterborough PE7 8GX
 01733 303111
 info@woodcockholmes.co.uk



These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

10 Beech Avenue
 Spalding, PE11 2LS
 £220,000



10 Beech Avenue Spalding PE11 2LS

Recently re-decorated throughout, this home gives a fresh and modern feel. Ideal for First Time Buyers and families looking for their new home, ready to move straight into. Contact our office 01733 303111 to arrange a viewing.

- SPACIOUS SEMI-DETACHED HOUSE
- FOUR BEDROOMS
- AMPLE OFF ROAD PARKING
- GOOD SIZED REAR GARDEN
- EASY ACCESS TO SPALDING TOWN CENTRE
- RECENTLY RE-DECORATED THROUGHOUT
- NEW CARPET THROUGHOUT
- 24FT LONG KITCHEN DINER
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED

Viewings: By appointment
£220,000

ENTRANCE HALL

5'3" x 12'5"
UPVC door to front and uPVC double glazed window x2, stairs to first floor, access to:

CLOAKROOM

Obscure uPVC double glazed window to front, low level WC, corner wash hand basin.

LIVING ROOM

12'6" x 13'9"
UPVC double glazed window to rear, fitted carpet, radiator, fireplace.

BEDROOM 4/RECEPTION ROOM

12'6" x 8'6"
UPVC double glazed window to rear, fitted carpet, radiator, fitted storage,

KITCHEN DINER

24'11" x 6'4"
UPVC double glazed window to front and x2 to side, double glazed single door to rear. Fitted kitchen with a matching range of base and eye level units, fitted sink, space for oven, space for appliances, tiled splashbacks behind fitted worktops, space for dining furniture.

FIRST FLOOR LANDING

UPVC double glazed window to front, fitted carpet.

BEDROOM 1

12'6" x 9'4"
UPVC double glazed window to rear, fitted carpet, radiator, fitted storage.

BEDROOM 2

10'6" x 10'6"
UPVC double glazed window to rear, fitted carpet, radiator, fitted storage.

BEDROOM 3

7'4" x 8'7"
UPVC double glazed window to front, fitted carpet, radiator.

SHOWER ROOM

6'5" x 5'3"
Obscure uPVC double glazed window to side, three piece suite with shower cubicle, low level WC, wash hand basin, tiled flooring.

OUTSIDE

Outside, the property features off-road parking to the front and a generous rear garden area complete with a lawn and patio - perfect for outdoor activities and enjoying the fresh air.

TENURE

Freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 66 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

England & Wales EU Directive 2002/91/EC