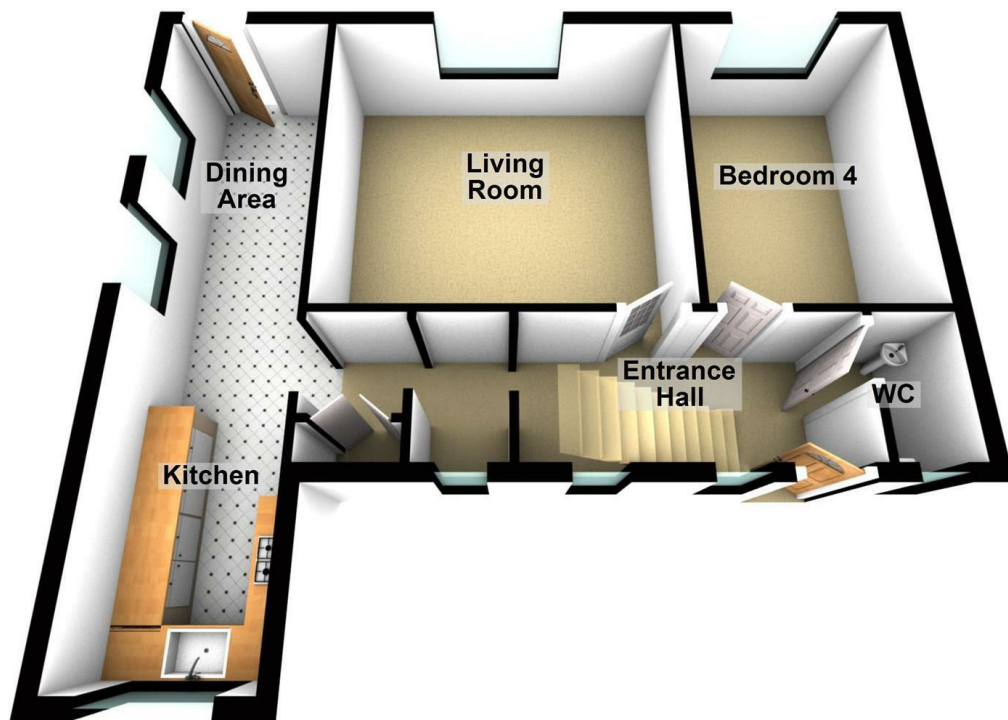


## Ground Floor



ENTRANCE HALL

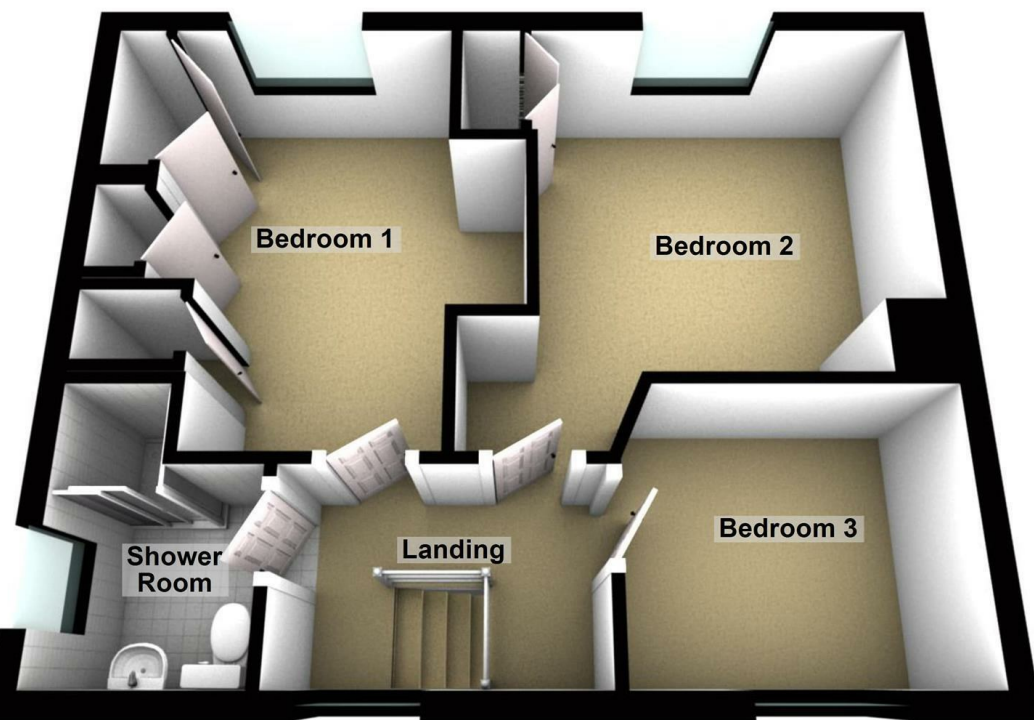
CLOAKROOM

LIVING ROOM

KITCHEN DINER

BEDROOM 4/RECEPTION ROOM

## First Floor



LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

SHOWER ROOM

## Woodcock Holmes

20a Tesla Court, Innovation Way,  
Peterborough PE2 6FL

01733 303111

info@woodcockholmes.co.uk

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**THE GUILD  
PROPERTY  
PROFESSIONALS**

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.

**WCH**  
WOODCOCK HOLMES

woodcockholmes.co.uk



**10 Beech Avenue**

Spalding, PE11 2LS

£200,000





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

£200,000

**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	66	82	
(81-91) B			
(69-80) C			
(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 (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	