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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



74 Commercial Road, Spalding PE11 2HE

£141,950 Freehold

- Ideal First Time Buy/Investment
- 2 Double Bedrooms
- Off Road Parking
- Enclosed Garden
- No Chain

Semi-detached property situated a short walk from the town centre. Accommodation comprising lounge, kitchen, 2 double bedrooms and bathroom. Enclosed rear garden, off-road parking. Gas central heating.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION Obscured UPVC double glazed door leading into:

ENTRANCE PORCH 3' 9" x 5' 9" (1.16m x 1.77m) Coved and textured ceiling, centre light point, coat rail, BT point, wooden glazed window to the side, obscured wooden glazed door leading into:

LOUNGE 11' 8" x 17' 3" (3.56m x 5.26m) at the widest point. UPVC double glazed window to the front elevation, coved and textured ceiling, laminate plank flooring, centre light point, double radiator, TV point, dado rail, under stairs storage cupboard housing electric consumer unit board and shelving. Door into:

INNER HALLWAY 5' 8" x 9' 7" (1.75m x 2.93m) Obscured UPVC double glazed door to the rear elevation, coved and textured ceiling, centre light point, radiator, laminate plank



flooring, staircase rising to first floor. Door to:

KITCHEN 9' 1" x 10' 10" (2.77m x 3.32m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, wall mounted gas boiler, fitted with a wide range of base, eye level and drawer units, inset stainless steel sink with mixer tap and tiled splashbacks, integrated ceramic hob, integrated stainless steel electric oven, plumbing and space for washing machine, space for fridge freezer.

From the Inner Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING 5' 11" x 6' 3" (1.81m x 1.91m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, access to loft space, smoke alarm, storage cupboard off with slatted shelving, door into:

BEDROOM 1 9' 1" x 14' 2" (2.79m x 4.33m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, laminate flooring, storage cupboard off with hanging rail.

BEDROOM 2 11' 3" x 11' 11" (3.45m x 3.64m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator.

BATHROOM 5' 11" x 8' 4" (1.82m x 2.56m) Obscured UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, fully tiled walls, radiator, shaver point, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with shower mixer tap.

EXTERIOR Small fore garden which is laid to gravel.

REAR GARDEN Walled garden, laid to lawn with decking.

Shared driveway to the side leading into parking area. We have been advised by the vendor there is a small parcel of land directly beyond the parking area which is split equally between this and the three adjoining properties.

DIRECTIONS The property is situated on the eastern side of the River Welland along Commercial Road and is found by travelling from the agents offices along New Road continuing straight on at the traffic lights into Westlode Street and turning left at the end into Albion Street. Follow the road alongside the river take the fourth exit at the twin bridges roundabout into Commercial Road and the property is situated after a short distance on the left hand side.

AMENITIES The town centre is approximately half a mile distance and offers a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link to London's Kings Cross minimum journey time 50 minutes.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains Water, Electric, Gas and Drainage, Gas Central Heating.

COUNCIL TAX BAND A

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: S11957

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.

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