

New Road,Sutton Bridge Spalding PE12 9QA

william
h brown

welcome to

New Road,Sutton Bridge Spalding

Situated in the popular village of Sutton Bridge, this detached home offers generous living space with a lounge, dining room and additional reception room, providing flexible accommodation to suit a variety of needs. Featuring two bedrooms and off-road parking.













Lounge
12' x 12' (3.66m x 3.66m)
having fireplace and surround.

Reception Room
12' x 12' (3.66m x 3.66m)
having fire not tested.

Dining Room
17' 7" x 9' 11" (5.36m x 3.02m)
having pantry cupboard

Kitchen
13' 5" x 8' 9" (4.09m x 2.67m)
having base units, work surfaces with inset sink. Space for free standing oven.

Cloakroom
having low level WC and wash hand basin.

Bedroom 1
12' x 12' (3.66m x 3.66m)
having fireplace and built-in storage cupboard.

Bedroom 2
12' x 12' (3.66m x 3.66m)
having fireplace.

Bathroom
having bath, low level WC and wash hand basin with cupboards beneath. Built-in storage cupboard.

Outside
the property has off road parking to the side of the property and a double gated workshop (14'06 x 9'03). The rear garden is laid to lawn with a patio area. Wooden shed.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

New Road, Sutton Bridge Spalding

- DETACHED HOUSE IN A POPULAR STREET OF SUTTON BRIDGE
- IDEAL FOR BUYERS SEEKING TO PUT THEIR OWN STAMP ON A PROPERTY
- LOUNGE, DINING ROOM AND FURTHER RECEPTION ROOM
- TWO BEDROOMS
- BEING SOLD WITH NO CHAIN

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107826

The Property Ombudsman

Property Ref:
LST107826 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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