Kent Close,Sutton Bridge Spalding PE12 9QY

william
h brown

welcome to

Kent Close,Sutton Bridge Spalding

This two bedroom semi-detached bungalow is ideal for those looking to downsize. Lounge, conservatory, kitchen and bathroom. Externally there is off road parking, a single garage & a fully enclosed garden. Situated on a popular estate with a regular bus service. Call to view.

Entrance Hall
having airing cupboard.

Lounge
14' 2" x 11' 5" (4.32m x 3.48m)
having gas fire with back boiler. Patio doors leading to conservatory.

Conservatory
12' 9" x 8' 4" (3.89m x 2.54m)
being of UPVC construction with double glazed french doors leading to the garden.

Kitchen
12' 10" x 7' 10" (3.91m x 2.39m)
having fitted units at base and wall level including glazed wall unit. Stainless steel single drainer sink unit and worktops Free standing oven, space for appliances, plumbing for automatic washing machine.

Bedroom 1
11' 3" x 10' 6" (3.43m x 3.20m)
having built-in wardrobe.

Bedroom 2
9' 10" x 9' 10" (3.00m x 3.00m)
having built- in cupboard with hanging rail.

Bathroom
having bath with electric shower rover, low level WC and wash hand basin.

Garage
8' 7" x 19' 2" (2.62m x 5.84m)
having electric door, power and light.

Outside
The property is set back behind a front garden laid to gravel with pathway to front door. Gravel driveway offering off road parking for 2 cars. The side gate gives access to the rear garden which is laid to lawn with a patio area.

Agent 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

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- SEMI DETACHED TWO BEDROOM BUNGALOW
- LOUNGE, CONSERVATORY & KITCHEN
- OFF ROAD PARKING & GARAGE
- POPULAR LOCATION IN SUTTON BRIDGE
- REGULAR BUS SERVICE TO THE LARGER TOWNS

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

offers over

£170,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107448

The Property Ombudsman

Property Ref:
LST107448 - 0005

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.

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