



Arnhem Way, Donington Spalding PE11 4YJ

welcome to

Arnhem Way, Donington Spalding

Two double bedroom semi-detached property, AVAILABLE AS A 25% SHARED OWNERSHIP. Lounge & kitchen. Family bathroom & DOWNSTAIRS WC. Block paved driveway & PARKING FOR TWO CARS. Fully enclosed rear garden with lawn and patio. IDEAL FOR FIRST TIME BUYERS.



property purchase does not go ahead."

Lounge

17' 7" x 13' 7" (5.36m x 4.14m)

having stairs to first floor with cupboard beneath, laminate flooring and door to:

Kitchen

8' 10" x 13' 7" (2.69m x 4.14m)

having a range of wall and base units, work surfaces and a single bowl stainless steel sink. Integrated electric oven, four ring gas hob and stainless steel extractor. Wall mounted gas boiler, door to rear garden and door to:

Wc

4' 8" x 3' 6" (1.42m x 1.07m)

comprising two piece suite of WC and pedestal sink. Extractor

Landing

loft access

Bedroom 1

10' 2" x 13' 7" (3.10m x 4.14m)

Bedroom 2

9' 5" x 13' 7" max (2.87m x 4.14m max)

built-in storage cupboard

Bathroom

6' 8" x 5' 8" (2.03m x 1.73m)

comprising three piece suite of WC, pedestal sink and bath with thermostatic shower. Extractor

Outside

to the front of the property there is a block paved driveway providing off road parking for two cars. The rear garden is fully enclosed by timber fencing with a small lawn and patio seating area. Within the garden there is a timber garden shed

Agents Note

"Please note 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



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welcome to

Arnhem Way, Donington Spalding

- MODERN TWO DOUBLE BEDROOM SEMI-DETACHED PROPERTY
- AVAILABLE AS 25% SHARED OWNERSHIP
- LOUNGE & KITCHEN
- FAMILY BATHROOM & DOWNSTAIRS WC
- OFF ROAD PARKING FOR TWO CARS & FULLY ENCLOSED REAR GARDEN

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 357.64

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£43,750



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112973 - 0010

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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