



Albert Street, Spalding PE11 2LF

welcome to

Albert Street, Spalding

William H Brown are pleased to present this immaculately presented three bedroom semi-detached house, offering spacious and well-proportioned accommodation throughout. Offered for sale through the Modern Method of Auction sold with no onward chain, this attractive family home is ready to move into and offers a superb combination of space, comfort and versatility. The property features a spacious living room, providing a comfortable and welcoming setting for relaxation, together with a large separate dining room, ideal for family meals and entertaining guests. The galley-style kitchen is practical and well arranged, with access leading through to a bright and versatile conservatory, providing an additional reception space filled with natural light. Upstairs, the property benefits from two generously sized bedrooms, both offering excellent proportions and ample space for furnishings with a third bedroom perfect for nursery/office room. Immaculately presented throughout, this appealing home offers generous living accommodation and a flexible layout.





Ground Floor

First Floor

Garage

Total floor area 122.6 m² (1,319 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Lounge

12' 8" x 11' 5" (3.86m x 3.48m)

Dining Room

14' 10" x 12' 6" (4.52m x 3.81m)

Kitchen

16' 3" x 6' 4" (4.95m x 1.93m)

Conservatory

9' 5" x 8' 8" (2.87m x 2.64m)

Landing

Bedroom One

12' 6" x 11' 6" (3.81m x 3.51m)

Bedroom Two

11' 3" x 8' 6" (3.43m x 2.59m)

Bedroom Three

8' 5" x 6' 1" (2.57m x 1.85m)

Bathroom

8' 11" x 6' 7" (2.72m x 2.01m)

Exterior

Garage

24' 1" x 10' 6" (7.34m x 3.20m)

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 property purchase does not go ahead."

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Albert Street, Spalding

- THREE BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS & CONSERVATORY
- SALE VIA MODERN METHOD OF AUCTION
- GARAGE/WORKSHOP TO THE REAR
- WALKING DISTANCE TO TOWN CENTRE

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£140,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113543



Property Ref:
SDG113543 - 0003

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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