



West Elloe Avenue, Spalding PE11 2BJ

welcome to

West Elloe Avenue, Spalding

VIEWING ADVISED TO APPRECIATE THIS IMMACULATELY PRESENTED THREE/FOUR BEDROOM DETACHED HOUSE WHICH HAS BEEN FULLY RENOVATED TO A HIGH STANDARD. With spacious accommodation with good sized rear garden, off road parking and garage. Call the team to view.



Entrance Hall

11' 11" x 5' 9" (3.63m x 1.75m)

Cloakroom

5' 11" x 5' 1" (1.80m x 1.55m)

Hand base, toilet, washing machine and dryer included.

Kitchen

14' x 12' 3" (4.27m x 3.73m)

UPVC Double glazed window & door, Howdens kitchen with sink drainer, coffee machine, plate heater, wine fridge, integrated oven & induction hob, sockets and inset led spot lighting.

Living Room

22' 8" x 10' 9" (6.91m x 3.28m)

UPVC Triple glazed bay window to the front and rear, three radiators, sockets, tv point, led lighting and wood effect flooring.

Landing

13' 5" x 5' 10" (4.09m x 1.78m)

Shower Room

8' 6" x 7' 9" (2.59m x 2.36m)

Tiled flooring, floor to ceiling tiled walls, double shower unit with rain head, sink with vanity mirror, toilet with ceiling lights and heated towel rail.

Bedroom One

14' 2" x 12' 1" (4.32m x 3.68m)

UPVC Triple glazed window, tv point, sockets, Radiator, carpet flooring and built in storage.

Bedroom Two

10' 10" x 10' 8" (3.30m x 3.25m)

UPVC Triple glazed window, tv point, sockets, Radiator, carpet flooring.

Bedroom Three

10' 9" x 10' (3.28m x 3.05m)

UPVC Triple glazed window, tv point, sockets, Radiator, carpet flooring.

Single Garage

14' 11" x 9' (4.55m x 2.74m)

Up and over garage door, garage houses the newly fitted boiler.

Exterior

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welcome to

West Elloe Avenue, Spalding

- IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOUSE
- FULLY RENOVATED TO A HIGH SPECIFICATION THROUGHOUT
- AMPLE OFF ROAD PARKING & SINGLE GARAGE
- NEWLY FITTED BOILER
- PARTIALLY CONVERTED LOFT

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

£310,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG112417



Property Ref:
SDG112417 - 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.

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