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10 Highgrove Court, Spalding PE11 2UL

**BELVOIR!**

£159,950



### Key Features

- > TENANTS IN-SITU
- > MODERN TERRACE PROPERTY
- > FITTED KITCHEN
- > CLOAK ROOM
- > GAS CENTRAL HEATING
- > ALLOCATED PARKING
- > Tenure: Freehold
- > EPC rating B

**\*\*TENANTS IN-SITU \*\***Belvoir incorporating Munton and Russel are pleased to offer for sale this well presented two bedroom end terrace property. Situated with easy access to the town centre and the amenities thereof. The accommodation in brief comprises of, entrance hall, cloakroom, fitted kitchen, lounge. To the first floor, two bedrooms, bathroom. Externally enclosed rear garden, allocated parking space. The property will be sold with tenants in-situ the current rent is £795 pm.

#### ENTRANCE

Sealed unit double glazed door, stairs to first floor landing, radiator.

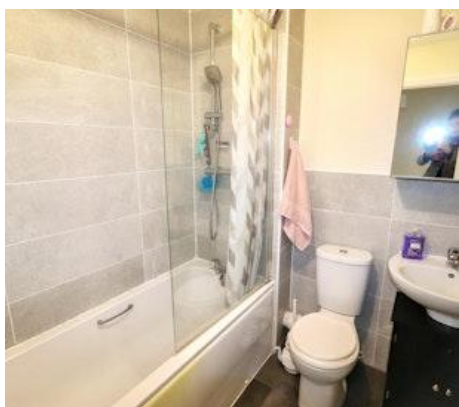
#### WC

Two piece suite comprising of WC, wash hand basin, radiator, extractor.

#### KITCHEN

11'1" x 6'6" (3.4m x 2m)

UPVC double glazed window to the front elevation, range of fitted base and wall units, built in oven hob and hood, plumbing for washing machine, space for fridge freezer, radiator, wall mounted boiler.



### LOUNGE

14'5" x 13'3" (4.4m x 4m)

UPVC doors and side panels to the rear elevation, radiator. (L-shaped maximum measurements)

### LANDING

Access to loft space.

### BEDROOM 1

13'1" x 10'3" (4m x 3.1m)

UPVC double glazed window to the rear elevation, radiator, storage cupboard.

### BEDROOM 2

9'7" x 9'1" (2.9m x 2.8m)

Two UPVC double glazed windows to the front elevation, two radiators.

### BATHROOM

Three piece suite comprising of WC, wash hand basin, panelled bath with shower and screen over, heated towel rail, extractor.

### EXTERNALLY

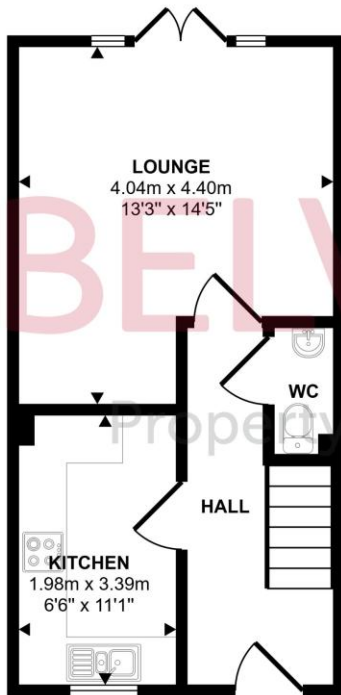
FRONT: Open plan to front, allocated parking space.

REAR: Enclosed by fencing, gated rear access, standing for storage shed.

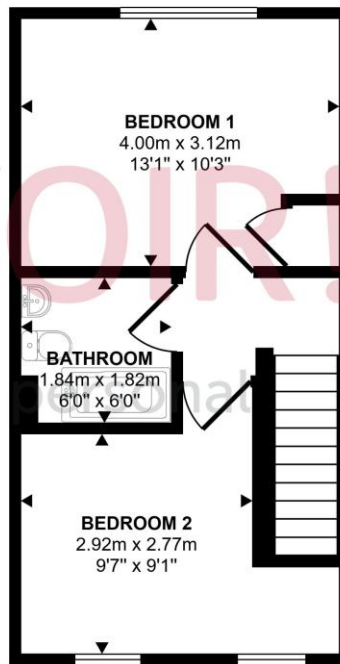
### AGENTS NOTE

The property will be sold with tenants in-situ, tenants are currently paying £795.00 pm.

Approx Gross Internal Area  
64 sq m / 687 sq ft

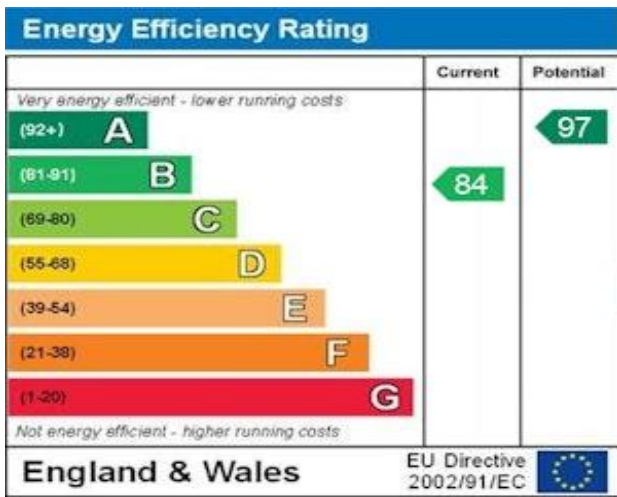


Ground Floor  
Approx 32 sq m / 343 sq ft



First Floor  
Approx 32 sq m / 345 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Contact us today to arrange a viewing...

# BELVOIR!

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