

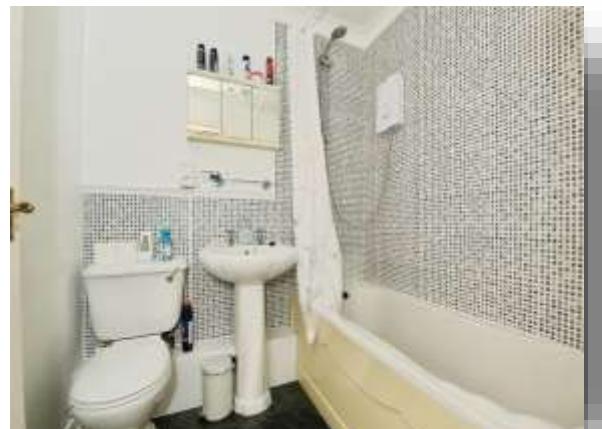


Van Gogh Drive, Spalding PE11 3HU

welcome to

Van Gogh Drive, Spalding

VIEWING ADVISED TO APPRECIATE THIS IMMACULATELY PRESENTED TWO BEDROOM SEMI DETACHED HOUSE WITH SINGLE GARAGE AND OFF ROAD PARKING, WALKING DISTANCE TO SPALDING TOWN OFFERING NO ONWARD CHAIN! MORE PHOTOS COMING SOON!



Entrance Porch

UPVC Double glazed composite front door, fuse box, wood effect laminate flooring, internal door leading to the living room.

Living Room

13' x 12' 8" (3.96m x 3.86m)

UPVC Double glazed window to the front aspect, sockets, radiator, ceiling light, electric fireplace with surround. wood effect laminate flooring.

Kitchen

13' x 11' 9" (3.96m x 3.58m)

UPVC Double glazed windows to the rear, eye & base level units with worktops over, stainless steel sink drainer, tiled splash backs, space & plumbing for washing machine and dishwasher, tiled flooring, wall mounted gas boiler, large storage cupboard, space for free standing fridge freezer.

Landing

UPVC Double glazed window to the side aspect, access to the loft hatch via loft ladder & lighting, sockets and carpet flooring.

Bedroom One

13' 1" x 10' 1" (3.99m x 3.07m)

UPVC Double glazed window to the front, sockets, carpet flooring, radiator, ceiling light, airing cupboard with shelving.

Bathroom

Paneled bath with mixer taps and shower over, sink, toilet, shaver point and heated towel rail.

Bedroom Two

13' 1" x 8' (3.99m x 2.44m)

UPVC Double glazed window to the rear, ceiling light, built in wardrobes with shelving and built in desk, sockets and carpet flooring.

Exterior

Fully enclosed rear garden with lighting fixtures and fencing and a back gate leading to the garage and off road parking, laid to lawn and patio area perfect

for outside dining or relaxing in the summer months. To the front of the property there is a laid to lawn area with paving stones leading up to the front door.



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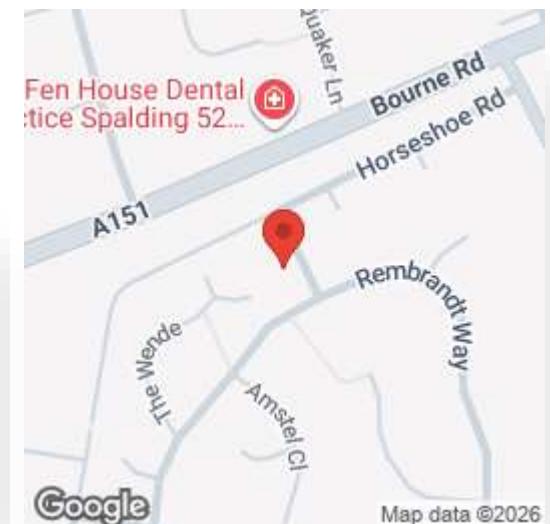
Van Gogh Drive, Spalding

- TWO BEDROOM SEMI DETACHED HOUSE
- SINGLE GARAGE & OFF ROAD PARKING
- WALKING DISTANCE TO TOWN
- NO ONWARD CHAIN
-

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£159,950



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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.



Property Ref:
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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.

 william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk