

Ambassador Walk, Spalding PE11 3WH

william h brown

welcome to

Ambassador Walk, Spalding

Situated on the outskirts of Spalding, this two bedroom mid-terraced property is the ideal first time buy or investment. Having a good sized lounge, modern fitted kitchen and WC to the ground floor, the property further benefits from two good sized bedrooms and a family bathroom with three piece suite to the first floor. Externally there is allocated parking for one car, additional visitors parking spaces and a fully enclosed rear garden that is low maintenance. Available with no chain









Lounge
12' 9" x 12' 8" (3.89m x 3.86m)

Kitchen
9' 7" x 12' 7" (2.92m x 3.84m)

Wc
5' 5" x 2' 10" (1.65m x 0.86m)

Bedroom 1
8' 6" x 12' 7" (2.59m x 3.84m)

Bedroom 2
7' 10" x 10' 2" (2.39m x 3.10m)

Bathroom
6' 3" x 5' 7" (1.91m x 1.70m)

Outside

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.

welcome to

Ambassador Walk, Spalding

- MODERN TWO BEDROOM MID-TERRACED PROPERTY CLOSE TO TOWN CENTRE
- GOOD SIZED LOUNGE & KITCHEN
- FAMILY BATHROOM & DOWNSTAIRS WC
- ALLOCATED PARKING FOR ONE CAR PLUS VISITORS SPACE
- FULLY ENCLOSED LOW MAINTENANCE REAR GARDEN

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

£155,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113309

The Property Ombudsman

Property Ref:
SDG113309 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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