



Chestnut Avenue, Spalding PE11 2LQ

welcome to

Chestnut Avenue, Spalding

Three/four bedroom semi-detached property, **NEEDING COSMETIC UPDATING & AVAILABLE WITH NO CHAIN.** Lounge, dining room & kitchen. REAR EXTENSION WITH ANNEXE POTENTIAL. Ground floor bathroom & upstairs shower room. OFF ROAD PARKING & fully enclosed rear garden. **VIEWING ADVISED!!**



Auctioneer's Comments

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Entrance Hall

having stairs to first floor, door to dining room and door to:

Lounge

16' 1" x 10' 11" (4.90m x 3.33m)
fireplace with gas fire

Dining Room

10' 3" x 11' 9" (3.12m x 3.58m)
having a range of fitted wall and base units, work surfaces, wall mounted gas boiler and door to:

Kitchen

5' 4" x 11' 3" (1.63m x 3.43m)
having a range of wall and base units, work surfaces and a one and a half bowl sink. Integrated electric oven, grill and four ring induction hob. Space for washing machine and fridge, door leading to rear lobby and to:

Downstairs Bedroom / Recep 3

20' 6" x 11' 9" (6.25m x 3.58m)
having French doors to rear garden and door to:

Bathroom

10' 3" x 6' 2" (3.12m x 1.88m)
comprising three piece suite of WC, pedestal sink and bath. Extractor and tiled walls

Landing

with doors to all first floor rooms

Bedroom 1

12' 4" x 12' 8" (3.76m x 3.86m)
having a range of built-in wardrobes

Bedroom 2

11' 11" x 12' 4" (3.63m x 3.76m)
built-in cupboards

Bedroom 3

6' 8" x 10' 4" (2.03m x 3.15m)

Shower Room

6' 8" x 8' 9" (2.03m x 2.67m)
comprising three piece suite of WC, inset sink and shower cubicle with dual head thermostatic shower. Heated towel rail, built-in airing cupboard and tiled walls and floor

Outside

to the front of the property there is a gravel driveway providing off road parking for one car with a lawn to the right hand side and side gate access to the rear. Fully enclosed with timber fencing, the rear garden is 'L'-shaped and laid to lawn with a patio area. To the rear there is space for a garden shed and/or greenhouse



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Chestnut Avenue, Spalding

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM SEMI-DETACHED PROPERTY WITH NO CHAIN
- LOUNGE, DINING ROOM & KITCHEN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112654 - 0004

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