

Queen Street,Sutton Bridge Spalding PE12 9RD

william h brown

welcome to

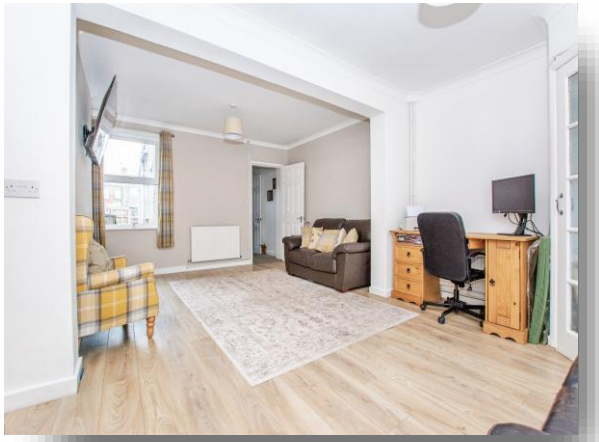
Queen Street,Sutton Bridge Spalding

A charming mid terrace home in the heart of Sutton Bridge, this property blends comfort, convenience, and excellent future potential, making it an appealing choice for first time buyers or investors with good road links to the A17 ideal for busy commuters. Call today to book your viewing.













Entrance Porch
having door to to front and internal door to lounge.

Lounge/Diner
20' 1" x 14' (6.12m x 4.27m)
Kitchen
16' 6" x 8' (5.03m x 2.44m)
having range of units at wall and base level, worktops with inset sink. Built-in oven with extractor over, space for fridge freezer and washing machine. Door to rear.

Landing
having loft access.

Bedroom 1
13' 11" x 9' 9" (4.24m x 2.97m)
Bedroom 2
10' 8" x 10' (3.25m x 3.05m)
Bathroom
Well proportioned bathroom, having bath with shower over, low level WC and wash hand basin. Cupboard housing new boiler installed 2024.

Outside
The property benefits from a patio area leading to an enclosed rear garden laid to lawn. With its west facing aspect, the garden captures the best of the afternoon and evening sun, creating a perfect setting for barbecues, relaxing after work, or hosting friends as the day winds down.

Note
Please note, the vendor has said their is potential for parking to the rear.

Agents Note
Please note that 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.

Queen Street, Sutton Bridge Spalding

- MID TERRACE HOUSE IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- TWO GENEROUS DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN & POTENTIAL OFF ROAD PARKING TO REAR
- GOOD SIZED LOUNGE/DINER & MODERN KITCHEN
- SITUATED IN A SIDE STREET WITHIN WALKING DISTANCE OF TOWN

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

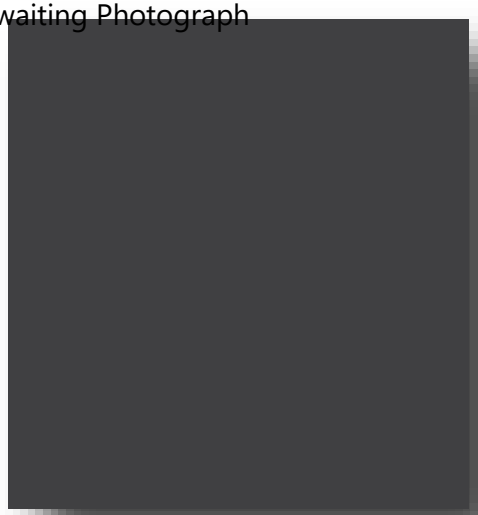
£130,000







Awaiting Photograph



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107600

The Property Ombudsman

Property Ref:
LST107600 - 0012

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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