



Cornelius Close, Moulton Chapel Spalding PE12 0FN

welcome to

Cornelius Close, Moulton Chapel Spalding

WILLIAM H BROWN are excited to present this IMMACULATELY presented two DOUBLE bedroom semi detached bungalow. The Property is in immaculate condition benefiting from space through out, large rear garden & ample off road parking. Please give William H Brown a call today to arrange your viewing!!



Entrance Hallway

Laminate flooring, Radiator. Lights. Leading access to all accomadation.

Kitchen/Dining/Living Room

21' 5" x 19' 3" (6.53m x 5.87m)

Laminate flooring. Modern fitted kitchen with integrated appliances such as fridge freezer, washing machine & dishwasher. UPVC windows facing the side aspect & rear aspect. TV points, LED lights & radiator. Double french doors to the rear aspect.

Bedroom One

17' 6" x 8' 3" (5.33m x 2.51m)

Carpet, Bay window to front aspect. TV point, radiator, LED lights.

Bedroom Two

17' 6" x 8' 3" (5.33m x 2.51m)

Carpet, UPVC window to front aspect. TV point, radiator, LED lights.

Shower Room

8' 7" x 6' 1" (2.62m x 1.85m)

Laminate flooring, fully tiled, three piece shower suit with double shower, WC & wash basin. Heated towel rail. Skylight.

Garage

Up and over garage door, Plumbing and electric. Lights. Roof storage.

Exterior

Private, enclosed, none overlooked laid to lawn rear garden with access to the driveway which has ample parking for mulitple vehicles.



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- IMMACULATELY PRESENTED
- PARKING FOR MULTIPLE VEHICLES
- PRIVATE, NONE OVERLOOKED REAR GARDEN
- INTERGRATED APPLIANCES
- QUIET VILLAGE LOCATION

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

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112533 - 0005

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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