



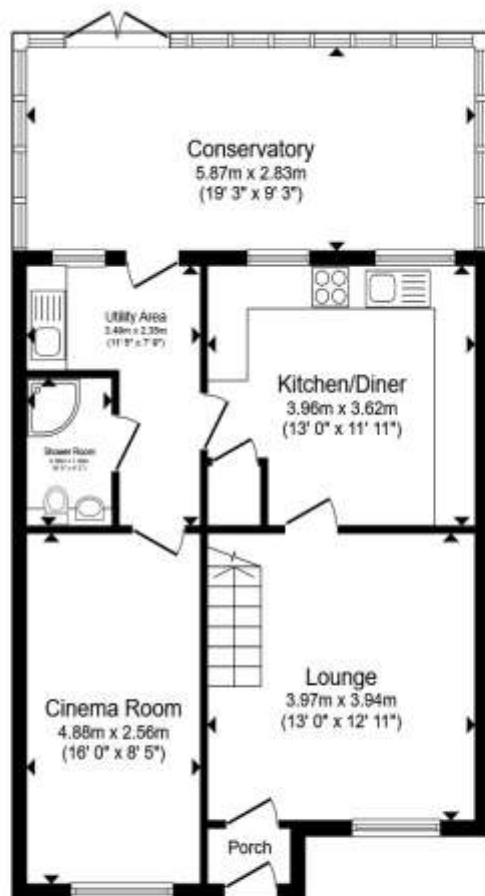
Van Gogh Drive, Spalding PE11 3HU

welcome to

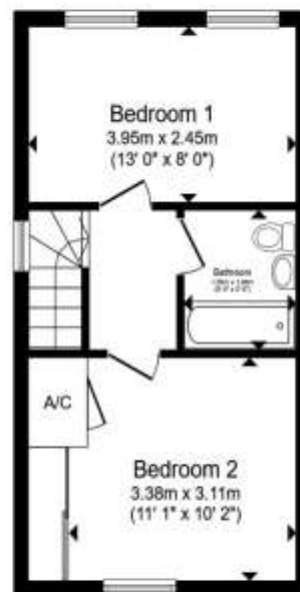
Van Gogh Drive, Spalding

Well presented throughout, this two bedroom semi-detached property is bigger than average and is ideal for first time buyers. Having two reception rooms, kitchen diner, utility area and shower room to the ground floor, the property further benefits from two double bedrooms and a shower room to the first floor. Externally there is off road parking for two cars and a fully enclosed low maintenance rear garden. There is the option for a buyer to use the second reception room downstairs as a third bedroom if preferred as it could easily be served by the ground floor shower room next to it. Viewing is advised!!





Ground Floor



First Floor

Total floor area 106.3 m² (1,145 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Porch

Lounge

13' x 12' 11" (3.96m x 3.94m)

Cinema Room

16' x 8' 5" (4.88m x 2.57m)

Kitchen/Diner

13' x 11' 11" (3.96m x 3.63m)

Utility Room

11' 5" x 7' 9" (3.48m x 2.36m)

Conservatory

19' 3" x 9' 3" (5.87m x 2.82m)

Shower Room

8' 9" x 5' 2" (2.67m x 1.57m)

Landing

Bedroom One

13' x 8' (3.96m x 2.44m)

Bedroom Two

11' 1" x 10' 2" (3.38m x 3.10m)

Bathroom

6' 5" x 5' 6" (1.96m x 1.68m)

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

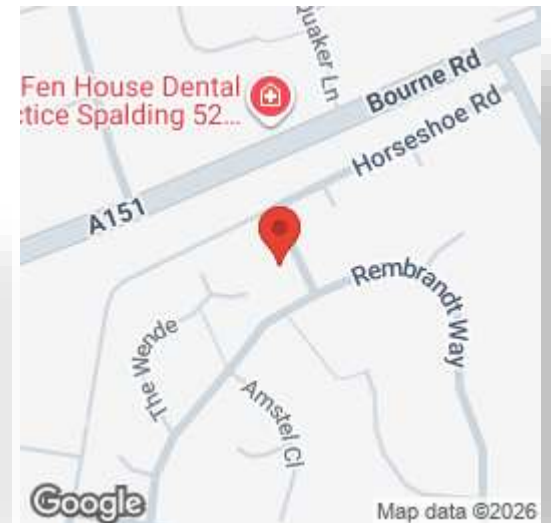
Van Gogh Drive, Spalding

- TWO DOUBLE BEDROOM SEMI-DETACHED PROPERTY ON THE OUTSKIRTS OF TOWN
- TWO RECEPTION ROOMS, KITCHEN DINER & UTILITY AREA
- GROUND FLOOR & FIRST FLOOR SHOWER ROOMS
- OFF ROAD PARKING FOR TWO CARS
- FULLY ENCLOSED LOW MAINTENANCE GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£195,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113563



Property Ref:
SDG113563 - 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 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