BRADLEY JAMES

ESTATE AGENTS

14 Balmoral Avenue, Spalding, PE11 2RN

Asking price £230,000

- No chain
- Shower room
- Garden room
- Off road parking for four cars
- Single garage/workshop with power
- Two double bedrooms
- Triple aspect open plan kitchen diner lounge
- Utility cupboard
- Space for caravan or motorhome
- On a bus route

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14 Balmoral Avenue, Spalding PE11 2RN

Bradley James welcomes you to Balmoral Avenue in the charming town of Spalding.

This beautifully presented modern detached bungalow is a delightful find, offered with NO CHAIN. The property boasts a fresh and inviting interior, making it an ideal home for those seeking comfort and style.

At the heart of the bungalow lies a spacious triple aspect open plan kitchen diner, which serves as the hub of the home. This bright and airy space allows you to enjoy the view of the world outside while relaxing on your sofa. Adjacent to the kitchen diner is a lovely garden room, complete with a utility cupboard, providing additional convenience and versatility.

The bungalow features two generously sized double bedrooms, perfect for restful nights, and a modern shower room that adds a touch of luxury to your daily routine.

Outside, the property offers a generous front garden that provides off-road parking for three to four vehicles, leading to a garage workshop equipped with power and light. The side gated access takes you to your private rear garden, a tranquil space for outdoor enjoyment.

Conveniently located, there is a bus stop on the road that connects you to the town centre, making commuting a breeze. A Tesco Express with a post office is just a short 5-10 minute stroll away, while the town centre, with its array of amenities, is only a five-minute drive. Spalding also boasts a train station and a bus station, ensuring excellent transport links. For those who enjoy shopping and leisure, the Springfields Garden and Outlet Centre is nearby, and the A16 provides great road access to Peterborough, Norfolk, and Lincoln.

This bungalow is a wonderful opportunity for anyone looking to settle in a popular area of Spalding, combining modern living with convenience and accessibility.

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Council Tax Band: B

Entrance Hall
Composite obscured double glazed front door into the entrance hall, radiator, power point, tiled floor, skimmed and coved ceiling, loft hatch, a coat cupboard with hooks and a fuse box.

Open Plan Lounge/Kitchen Diner
23'0 x 12'4
Triple aspect with a UPVC double glazed window to the front, three UPVC double glazed windows to the side, a UPVC double glazed window to the rear looking into the garden room, base and eye level units with work surface over, sink and drainer with mixer taps over, half size double electric oven with electric hob and extractor over, integrated washing machine, space and point for fridge freezer, tiled splashback, tiled floor, radiator, power points, TV point and skimmed and coved ceiling with inset spotlights in the kitchen diner.

Garden Room
10'0 x 5'8
UPVC double glazed window to the rear and side, UPVC double glazed door to the rear, tiled floor, radiator, power points and a door to the utility cupboard.

Utility Cupboard
Space and point for tumble dryer, space and point for freezer, power points, tiled floor and wall mounted gas boiler.

Bedroom 1
12'5 x 11'8
UPVC double glazed window to the front, radiator, power points and skimmed and coved ceiling.

Bedroom 2
10'8 x 10'7
UPVC double glazed window to the rear, radiator, power points, TV points and skimmed and coved ceiling.

Shower Room
Four piece shower room, UPVC obscured double glazed window to the rear, vanity wash hand basin with mixer taps and storage cupboards beneath, double shaver point, WC with push button flush, bidet, separate shower which is fully tiled with a built-in mixer shower, tiled floor, radiator, fully tiled walls, skimmed ceiling with inset spotlights and extractor fan.

Outside
The property has a low level brick wall which opens up for off-road parking to the front and side for three to four cars, there’s a storm porch to the front door and courtesy light, outside tap, side gated access to the rear garden which is enclosed by panel fencing and wire fencing, it is predominantly laid to lawn and has a patio seating area.

Single Garage
18'0 x 8'5
Wooden double doors opening to the front, wooden window to the side and a wooden door to the side with power and lighting connected.

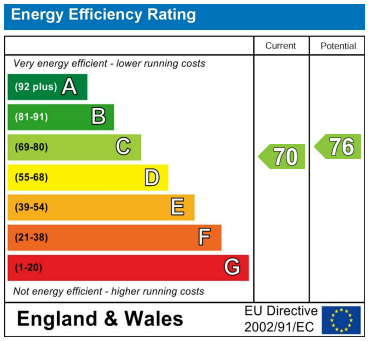
Directions

Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

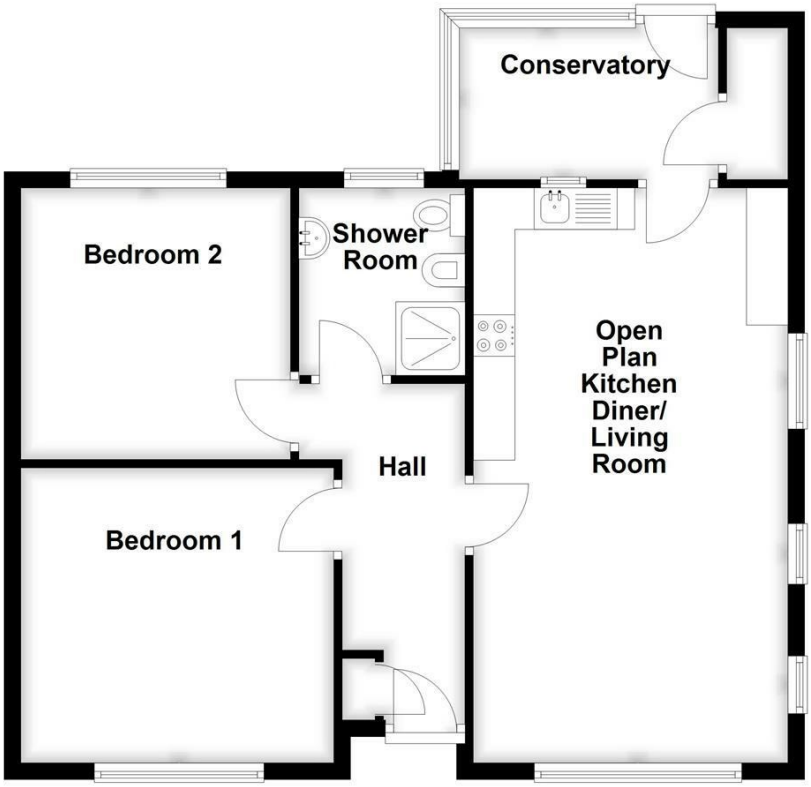
EPC Rating:

C



Ground Floor

Approx. 70.9 sq. metres (762.7 sq. feet)



Total area: approx. 70.9 sq. metres (762.7 sq. feet)