



Cortez Close, Spalding PE11 2GT

welcome to

Cortez Close, Spalding

****VIEWING HIGHLY RECOMMENDED**** PERFECT FOR FIRST TIME BUYER OR INVESTMENT OPPORTUNITY! THREE BEDROOM SEMI DETACHED HOUSE WITH PARKING OFFERING NO ONWARD CHAIN. CALL NOW TO ARRANGE YOUR VIEWING.



Entrance Hall

13' 2" x 3' 9" (4.01m x 1.14m)

Having laminate flooring. Radiator. Stairs leading to the first floor.

W/C

Comprising of a wash hand basin. W/C. Radiator. Frosted window to the front.

Kitchen

8' 8" x 7' 10" (2.64m x 2.39m)

Having a UPVC Double glazed window to front. Wall and base level units with worktop over. Stainless steel sink. Built in oven, gas hob and extractor. Space and plumbing for a washing machine. Space for a fridge freezer. Cupboard housing the gas boiler. Tiled flooring.

Lounge/ Dinning Room

15' 7" x 14' 6" (4.75m x 4.42m)

Having a UPVC Double glazed window & UPVC Double glazed French doors to the rear. Laminate flooring. Two radiators. Understair storage.

Landing

Comprising of carpeted flooring. Air conditioning. Access to the loft.

Bedroom One

12' 6" x 8' 10" (3.81m x 2.69m)

Having carpeted flooring. Radiator.

Bedroom Two

10' 9" x 8' 10" (3.28m x 2.69m)

Having a window to the front. Two radiators.

Bedroom Three

7' 2" x 6' 6" (2.18m x 1.98m)

Comprising of a window to the rear. Carpeted flooring. Radiator

Bathroom

5' 4" x 6' 6" (1.63m x 1.98m)

Comprising of a wash hand basin. W/C. Panel bath with shower over. Window to front. Radiator.

Garden

Fully enclosed laid to lawn garden with a patio area. Gate leading to the side.



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Cortez Close, Spalding

- THREE BED SEMI DETACHED HOUSE
- IMMACULATELY PRESENTED
- CUL DE SAC LOCATION
- DOWNSTAIRS W/C
- OFF ROAD PARKING

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

£185,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG113047 - 0003

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.

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