



2  2  1 

12 Edward Road, Spalding PE11 1NP

BELVOIR!

£120,000



Key Features

- > SEMI DETACHED HOME
- > TWO BEDROOMS
- > TWO RECEPTION ROOMS
 - > KITCHEN/BREAKFAST
 - > GAS CENTRAL HEATING
- > AMPLE OFF ROAD PARKING
 - > Tenure: Freehold
 - > EPC rating D

Belvoir incorporating Munton and Russell are pleased to offer this two bedroom semi detached property, situated in a popular residential area, the property offers more than ample off road parking and is well positioned for local amenities. The accommodation in brief comprises of, entrance hall, lounge, dining room, kitchen breakfast, bathroom and WC. To the first floor, two bedrooms, boiler room. Externally, large drive leading to rear garden, storage sheds.

ENTRANCE HALL

Stairs to first floor landing, radiator.

LOUNGE

14'4" x 11'2" (4.36m x 3.40m)

Window to the front elevation, radiator, wall mounted gas fire.

DINING AREA

11'3" x 6" (3.42m x 2.00m)

Window to the side elevation, storage and under stairs cupboard, radiator, arch and internal window to the kitchen.



BATHROOM

Internal window to the WC, two-piece suite comprising of wash hand basin and panelled bath, radiator.

KITCHEN/BREAKFAST

11'1" x 10'6" (3.37m x 3.20m)

Window to the rear and side elevation, door to the rear elevation, range of fitted and base units, sink unit with taps over space for cooker, plumbing for washing machine, radiator. Leads to inner hallway with radiator.

CLOAKROOM

Window to the rear elevation, WC.

FIRST FLOOR LANDING

Window to the side elevation.

BEDROOM 1

14'8" x 9'9" (4.47m x 2.97m)

Window to the front elevation, radiator, over stairs storage cupboard, fitted wardrobes. (measurements include fitted wardrobes)

BEDROOM 2

11'5" x 8'4" (3.47m x 2.54m)

Window to the rear elevation, access to loft space, fitted wardrobe. Leading to:

BOILER/STORAGE ROOM

5'8" x 3'5" (1.72 x 1.04m)

Window to the rear elevation, wall mounted boiler.

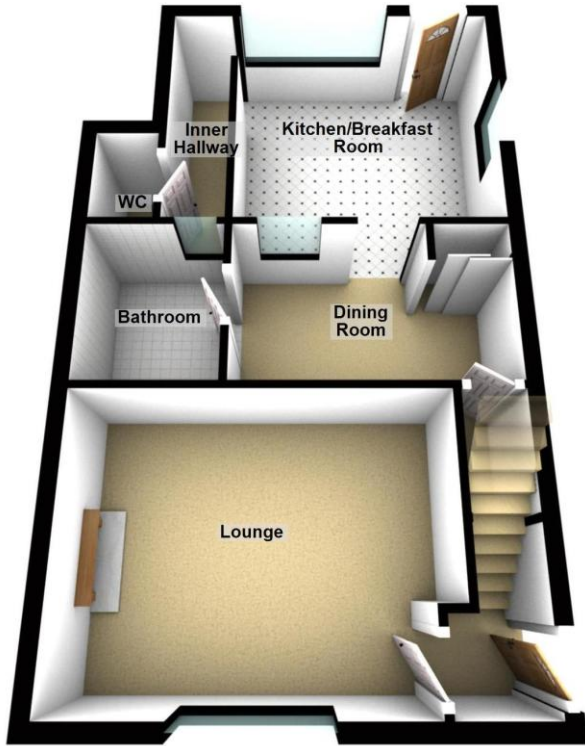
EXTERNALLY

FRONT: Low wall with twin gates, laid to lawn, extensive drive leading to the rear.

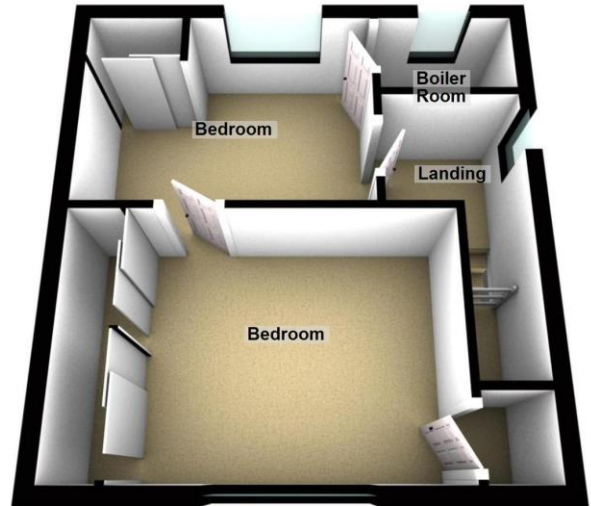
REAR: Further hard standing, small lawn area, leading to two extensive timber storage sheds.

AGENTS NOTE: The property will be sold with Possessory Title only. Application for title will expedited upon sale being agreed. The vendor has informed us that the heating system has a fault, please contact the office for more information.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	



Contact us today to arrange a viewing...

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