



Anne Road, Sutton Bridge Spalding PE12 9TB

welcome to

Anne Road, Sutton Bridge Spalding

NO CHAIN This well presented family home is ready to move into. With clean lines throughout making this lovely home bright and airy. The modern sleek kitchen has room for all of your appliances. Situated in Sutton Bridge which offers great road links for commuting or family days out the beach.



Lounge/Diner

16' 9" x 9' 11" (5.11m x 3.02m)

having feature wall mounted electric fire and built-in storage cupboard. Tiled floor.

Kitchen

12' 1" x 9' 9" (3.68m x 2.97m)

having range of units at wall and base level, worktops with inset sink. Eye level cooker with gas hob. Space for washing machine, dishwasher and fridge/freezer. Built in airing cupboard to chimney recess.

Rear Porch/Shed

10' 1" x 5' 1" (3.07m x 1.55m)

currently being used as a beauty room.

Downstairs Bathroom

having bath with shower over, built-in WC and sink with cupboards. Fully tiled walls.

Landing

having loft access.

Bedroom 1

13' 1" x 9' 10" (3.99m x 3.00m)

Bedroom 2

9' 1" x 8' 9" (2.77m x 2.67m)

Bedroom 3

10' 10" x 10' 10" (3.30m x 3.30m)

Outside

the property is set on a corner plot with a lawned area with inset shrubs and off road parking for 2 cars. The enclosed rear garden is laid to lawn with a patio area and timber building with power and light (currently being used as a beauty room).

Agents Note

Please note that 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.



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welcome to

Anne Road, Sutton Bridge Spalding

- WELL PRESENTED FAMILY HOME SITUATED IN SUTTON BRIDGE
- MODERN KITCHEN & DOWNSTAIRS BATHROOM
- THREE BEDROOMS
- OFF ROAD PARKING FOR 2 CARS & ENCLOSED REAR GARDEN
- NO CHAIN

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

offers over

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107626 - 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.

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