

Detached Two Bedroomed House with Parking and Gardens For Renovation

52 Roman Road | Moulton Chapel | Spalding | Lincolnshire | PE12 0XQ



Two Bedroomed Detached House for Renovation

Front and Rear Gardens with Parking

Desirable Residential Village Location on the Outskirts of Spalding, 20 minutes from Peterborough on the A16 Trunk Road

For Sale Freehold with Vacant Possession

£125,000 Subject to Contract, No Onward Chain

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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Location...

Moulton Chapel has a population of approximately 3,500 residents and is located on the South Lincolnshire Fens, 5 miles south-west of Holbeach, with a public house, restaurant, village shop and well-regarded primary school.

The village has experienced significant new residential development in recent years. The property occupies a central position within the village, situated to the north of Roman Road, at the entrance to a newly developed residential estate.

Description...

The property comprises a detached two bedroomed house with 2 reception rooms ready for renovation or replacement dwelling.

An **Entrance Lobby** leads into the main **Entrance Hall**, having a **Kitchen** off.....3.3m x 2.4m, 8.1sqm Having inset stainless steel sink with drainer, space for domestic appliances, 3 door cupboard, electric storage heater and space for a cooker.

Off the hallway is a ground floor **Bathroom**

Having bath, low level WC, pedestal handbasin, 2 door airing cupboard.

Thru Room.....2.8m x 2m, 5.6sqm

Walk-in Cupboard/Larder.....1.8m x 0.9m, 1.62sqm

Main Living Room.....3.6m x 3.3m, 11.9sqm

Having tiled fireplace, inset cupboards, doorway to narrow staircase.

First Floor

Staircase leads up to a landing.

Bedroom No. 1.....3.3m x 3.1m, 10.2sqm

Bedroom No. 2.....4.2m x 1.9m, 8.1sqm

Outside...

There is a grass parking area, gardens and a number of mature trees and a concrete path leading to the side and rear where there are small private rear gardens.

Brick Outhouse

Timber Shed.....2.0m x 1.5m

Having concrete base.

Services...

It is understood that the property is connected to mains electricity, water and drainage services.

Tenure....

The property is for sale freehold with vacant possession.

EPC...

An Energy Performance Certificate has been instructed. Details available on request.

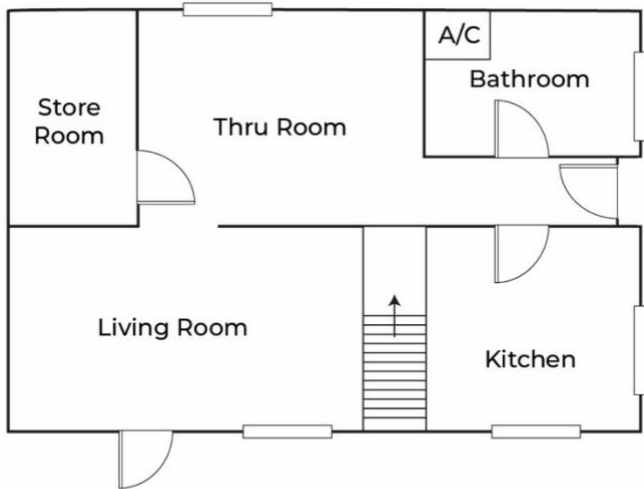
Outgoings...

The property is rated at Council Tax Band A.

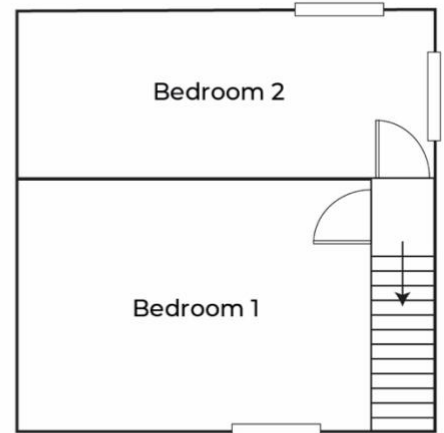
Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.

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Ground Floor



First Floor

