



Biehler Avenue, Weston Spalding PE12 6GU

welcome to

Biehler Avenue, Weston Spalding

DON'T MISS OUT! THREE BEDROOM DETACHED HOUSE SITUATED WITHIN THE HEART OF THE SOUGHT AFTER VILLAGE OF WESTON.



Entrance Hall

Double glazed entrance door to the front aspect leads into the property.

Vinyl flooring, radiator, ceiling lights and a staircase leading to the first floor accomodation.

W/C

Wash hand basin and WC.

Lounge

18' 4" x 10' 7" (5.59m x 3.23m)

Carpeted flooring, radiator and TV point.

Double glazed window

Double glazed french doors

Kitchen

18' 9" x 10' 7" (5.71m x 3.23m)

Fully fitted kitchen comprising of wall and base units with worksurfaces over, sink/drainer, tiled splashback, intergrated oven, dishwasher and fridge/freezer, radiator, breakfast bar and TV point.

Double glazed window

Utility Room

5' 10" x 6' 6" (1.78m x 1.98m)

Fitted units with worksurfaces over, sink/drainer, radiator

Double glazed window

Landing

Carpeted flooring, radiator, airing cupboard with central heating boiler and shelving.

Double glazed window

Bedroom One

12' 6" x 12' 2" (3.81m x 3.71m)

Radiator, built in wardrobes, carpeted flooring, TV point.

Leading into:En-Suite

En-Suite

Three piece suite comprising of a shower unit, wash hand basin and W/C. Partly tiled, vinyl flooring, shaving point, storage cupboard, tiled splashback.

Bedroom Two

10' 11" x 10' 10" (3.33m x 3.30m)

Carpeted flooring, radiator and TV point.

Double glazed window

Bedroom Three

8' 4" x 9' (2.54m x 2.74m)

Carpeted flooring and TV point.

Double glazed window

Bathroom

Three piece suite comprising of a bath with shower over, wash hand basin and W/C. Partly tiled, vinyl flooring, heated towel rail.

Double glazed window

Exterior

Driveway leading to single garage offering ample off-road parking.

Rear Garden:

Enclosed laid to lawn garden comprising of a large patio seating area with gated access to the side.

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



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welcome to

Biehler Avenue, Weston Spalding

- THREE BEDROOM DETACHED HOUSE
- WELL-PRESENTED THROUGHOUT
- SOUGHT AFTER VILLAGE
- ENCLOSED REAR GARDEN
- DRIVEWAY AND SINGLE GARAGE

Tenure: Freehold EPC Rating: A

Council Tax Band: C

£290,000



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Property Ref:
SDG112636 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

 william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk