



Lime Street, Sutton Bridge SPALDING PE12 9UL

welcome to

Lime Street, Sutton Bridge SPALDING

Well presented terrace an ideal first home/ investment property. Set within a side street within Sutton Bridge offering good road links to the A17 ideal for busy commuters. Having a heat pump and solar panel which has a battery have all been installed new in the last year making it very sustainable



Lounge

13' 6" x 11' 11" (4.11m x 3.63m)
having fireplace with surround.

Dining Room

10' 10" x 8' 11" (3.30m x 2.72m)
having fireplace and storage cupboard. Stairs to first floor.

Kitchen

12' 7" x 12' 1" (3.84m x 3.68m)
having units at wall and base level, worktops with inset sink. Built-in oven, space for washing machine.

Downstairs Bathroom

having bath with shower over, low level WC and wash hand basin.

Bedroom 1

13' 7" x 12' 1" (4.14m x 3.68m)
having ornamental fireplace

Bedroom 2

10' 10" x 9' 2" (3.30m x 2.79m)
having loft access.

Outside

the rear garden is laid to lawn with a brick and wooden garden shed.

Agents Note

The heat pump and solar panel which has a battery have all been installed new in the last year.

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

Lime Street, Sutton Bridge SPALDING

- MID TERRACE HOUSE IDEAL FOR A FIRST TIME BUYER OR INVESTOR BEING SOLD WITH NO CHAIN
- LOUNGE AND SEPARATE DINING ROOM
- TWO BEDROOMS & DOWNSTAIRS BATHROOM
- ENCLOSED REAR GARDEN
- HEAT AIR SOURCE PUMP AND SOLAR PANEL WITH BATTERY

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

£130,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107578 - 0011

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.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk