



Chapel Lane, Spalding PE11 1BP

welcome to

Chapel Lane, Spalding

Two bedroom terraced property, WALKING DISTANCE TO TOWN & RANGE OF AMENITIES. Two reception rooms & kitchen. Family bathroom with three piece suite. Fully enclosed low maintenance rear yard. IDEAL INVESTMENT AS BEING SOLD WITH TENANT IN SITU



Living Room

12' x 11' 10" (3.66m x 3.61m)

UPVC Double glazed window to the front aspect, radiator, ceiling light and carpet flooring.

Dining Room

13' 1" x 11' 9" (3.99m x 3.58m)

Carpet flooring, radiator, ceiling light and sockets.

Kitchen

14' 4" x 11' (4.37m x 3.35m)

UPVC Double glazed windows and door to the rear and side aspect, eye & base level unit with worktop over, four ring gas hob with extractor hood, integrated oven, stainless steel sink drainer, tiled splash back, space and plumbing for washing machine and tumble dryer, sockets and tiled flooring.

Landing

Ceiling light and carpet flooring.

Bedroom One

12' 1" x 11' 11" (3.68m x 3.63m)

UPVC Double glazed window to the front aspect, ceiling light, sockets, radiator and carpet flooring.

Bedroom Two

10' 4" x 9' (3.15m x 2.74m)

UPVC Double glazed window to the rear, ceiling light, radiator, sockets and carpet flooring.

Bathroom

8' 10" x 6' 1" (2.69m x 1.85m)

UPVC Double glazed window to the rear, cupboard housing the boiler, toilet, panelled bath and sink with tiled flooring, radiator and ceiling light.

Outside

to the rear of the property there is a low maintenance courtyard garden enclosed by timber fencing and laid to patio



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welcome to

Chapel Lane, Spalding

- TWO BEDROOM MID TERRACE HOUSE WITHIN WALKING DISTANCE TO TOWN
- TWO RECEPTION ROOMS & KITCHEN
- FAMILY BATHROOM WITH MODERN THREE PIECE SUITE
- FULLY ENCLOSED LOW MAINTENANCE REAR COURTYARD
- BEING SOLD WITH TENANTS IN SITU

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112882 - 0008

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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