



**Bourne Road, Spalding PE11 1JW**

**welcome to**

**Bourne Road, Spalding**

\*\*\* CASH BUYERS ONLY \*\*\* Semi detached property separated in to a ground floor & first floor flat, IDEAL FOR AN INVESTOR & AVAILABLE WITH NO CHAIN. Both flats have their own INDEPENDANT LIVING SPACE, KITCHEN & BATHROOM FACILITIES. Enclosed garden to the rear



## **Ground Floor Flat**

### **Kitchen**

9' 9" x 6' 5" ( 2.97m x 1.96m )

Having a range of wall and base units, work surfaces and stainless steel sink. Integrated oven, hob and extractor. Tiled floor, door to bedrooms and door leading to lounge and bathroom

### **Lounge**

12' 8" x 11' 4" ( 3.86m x 3.45m )

Having tiled floor and French doors to rear garden

### **Bedroom 1**

11' 2" x 11' 9" ( 3.40m x 3.58m )

### **Bedroom 2**

11' 8" x 11' ( 3.56m x 3.35m )

### **Bathroom**

8' x 5' 7" ( 2.44m x 1.70m )

Comprising three piece suite of WC, pedestal sink and bath with shower over. Extractor, heated towel rail and wall mounted gas boiler

## **First Floor Flat**

### **Lounge**

11' 9" x 11' 3" ( 3.58m x 3.43m )

### **Kitchen**

11' 5" x 9' 3" ( 3.48m x 2.82m )

Having a range of wall and base units, work surfaces and stainless steel sink. Integrated oven, hob and extractor. Tiled floor and door to bathroom

### **Bedroom**

11' 8" x 11' 1" ( 3.56m x 3.38m )

### **Bathroom**

6' 6" x 4' 11" ( 1.98m x 1.50m )

Comprising three piece suite of WC, pedestal sink and bath with shower over

### **Outside**

To the front of the property there is a gravel driveway providing off road parking for at least one car. A concrete pathway leads to the side of the property and gives access to the rear courtyard. Enclosed by timber fencing, the rear courtyard is low maintenance



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welcome to

## Bourne Road, Spalding

- SEMI DETACHED PROPERTY BEING SOLD WITH FREEHOLD & NO CHAIN
- CURRENTLY SPLIT IN TO A GROUND FLOOR & 1ST FLOOR FLAT, BOTH ONE BEDROOM
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE & AMENITIES
- IDEAL INVESTMENT PROPERTY

Tenure: Freehold EPC Rating: E

Council Tax Band: A

# £110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113417 - 0003

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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



01775 711711



Spalding@williamhbrown.co.uk



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)