

EST 1770



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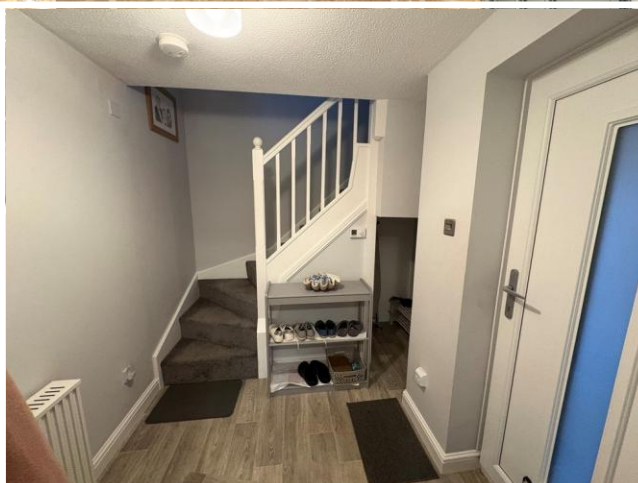
## 9 Britannia Gardens, Spalding PE11 1YE

**£119,500 Freehold**

- Stylish One Bedroom Maisonette
- Accommodation arranged over 2 Floors
- Reception Hall, Bathroom, Lounge, Kitchen and Bedroom
- Electric Central Heating, UPVC Windows
- Close to Town

Stylish one bedroom maisonette in convenient town location. Private entrance to hallway with understairs store area and bathroom off, staircase to first floor lounge/kitchen and bedroom. Allocated Parking Space. UPVC windows, electric heating system. Immaculate Condition Throughout!

SPALDING 01775 766766 BOURNE 01778 420406



**ACCOMMODATION** Entrance porch with externally mounted gas and electricity meters and composite door with obscure glazed panel to:

**RECEPTION HALL** 6' 5" x 6' 7" (1.97m x 2.03m) minimum. Wood grain effect laminate flooring, understairs storage area, consumer unit, central heating thermostat, smoke alarm, telephone point, electric radiator, ceiling light, door to:

**BATHROOM** 5' 8" x 8' 6" (1.74m x 2.61m) maximum. Panelled bath with mixer tap, shower attachment, glazed screen and tiled surround, pedestal wash hand basin, low level WC, radiator, wood grain effect laminate flooring, extractor fan, heating thermostat, ceiling light, shaver point.



From the Reception Hall the staircase with UPVC window rises to:

**LOUNGE** 12' 5" x 11' 10" (3.81m x 3.61m) Electric radiator, UPVC window, coved and textured ceiling, smoke alarm, 2 ceiling lights, fitted carpet, TV point, central heating thermostat, Airing Cupboard housing the hot water cylinder, archway to:

**KITCHEN** 8' 1" x 7' 2" (2.47m x 2.19m) Modern worktops with fitted base cupboards and drawers beneath, integrated refrigerator, modern composite sink with mono block mixer tap, eye level wall cupboards, multi speed cooker hood above the ceramic hob with electric oven beneath, range of eye level wall cupboards, ceiling light, UPVC window, wood grain effect laminate floor covering, plumbing and space for washing machine.

**BEDROOM** 9' 10" x 7' 9" (3.00m x 2.38m) Access to loft space, coved and textured ceiling, ceiling light, electric radiator, heating thermostat, UPVC window, recessed wardrobe with hanging rail and shelf.

#### **ALLOCATED PARKING SPACE**

**SERVICES** Mains water, electricity and drainage.

**DIRECTIONS** From the centre of town proceed in a westerly direction along Winsover Road, over the level crossing, immediately right into Park Road, then turn right into Jubilee Close, left into Britannia Gardens and the property is situated on the left hand side accessed under the vehicular arch.

**AMENITIES** The town centre is within easy walking distance offering a full range of amenities along with bus and railway stations.

**TENURE** Freehold

**SERVICES** See Note

**COUNCIL TAX BAND** A

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
Anglian Water Services Ltd. 0800 919155  
Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref:** S11959

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

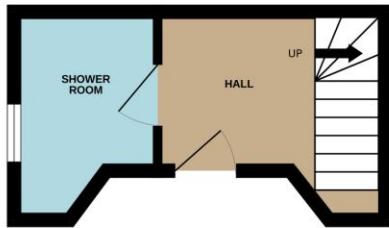
**ADDRESS**

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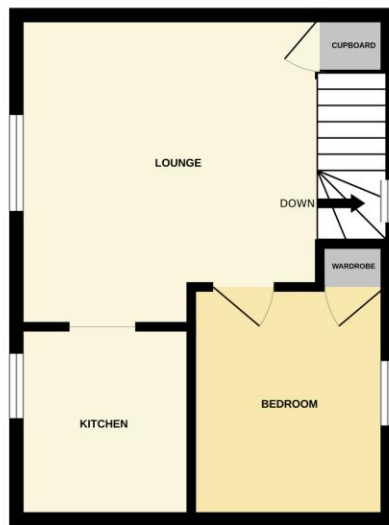
**CONTACT**

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GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		