Falklands Road,Sutton Bridge Spalding PE12 9XF

william
h brown

welcome to

Falklands Road,Sutton Bridge Spalding

This three bedroom bungalow is being sold with NO CHAIN. The lounge has the benefit of a conservatory overlooking the rear garden. Situated in the town of Sutton Bridge with local amenities and a good bus route to the larger towns of Kings Lynn and Spalding. Call the team to view.

Entrance Hall
having airing cupboard and loft hatch.

Cloakroom
having low level WC and wash hand basin.

Lounge
16' 2" x 11' 9" (4.93m x 3.58m)
having fireplace with back boiler. Doors leading to the conservatory.

Conservatory
11' 7" x 9' 1" (3.53m x 2.77m)
being of brick construction.

Kitchen
11' 5" x 10' 2" (3.48m x 3.10m)
having range of units at wall and base level, worktops with inset sink. Space for cooker, fridge/freezer and washing machine.

Bedroom1
12' 10" x 11' 6" (3.91m x 3.51m)
having storage cupboard.

Bedroom 2
8' 11" x 10' 10" (2.72m x 3.30m)
having storage cupboard.

Bedroom 3
7' 10" x 8' 4" (2.39m x 2.54m)
Bathroom
having bath with separate shower cubicle, low level WC and wash hand basin.

Garage
16' 9" x 9' 5" (5.11m x 2.87m)
Outside
the property sits back behind a driveway leading to a garage. The rear garden is enclosed and laid to lawn.

Agents Note
the property is sold as seen.

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.

welcome to

Falklands Road, Sutton Bridge Spalding

- DETACHED BUNGALOW IN POPULAR LOCATION
- THREE BEDROOMS
- LOUNGE WITH DOORS LEADING TO THE CONSERVATORY
- BATHROOM WITH SEPARATE SHOWER CUBICLE
- NO CHAIN

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

offers over

£190,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107409

The Property Ombudsman

Property Ref:
LST107409 - 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.

william h brown

01406 363224

longsutton@williamhbrown.co.uk

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

williamhbrown.co.uk

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.