



High Street, Sutton Bridge Spalding PE12 9UH

welcome to

High Street, Sutton Bridge Spalding

BEING SOLD WITH NO CHAIN. Mid terrace house ideal for a first time buyer or investment property. Situated in a side street in Sutton Bridge with local amenities and great road links to the A17 ideal for commuters. The property has both a Lounge and Dining Room ideal for entertaining. Must be viewed.



Entrance Porch**Lounge**

12' 10" x 17' 5" (3.91m x 5.31m)

Dining Room

11' 7" x 14' 9" (3.53m x 4.50m)

having stairs to first floor, laminate flooring and space for fridge freezer.

Kitchen

15' 8" x 5' 9" (4.78m x 1.75m)

having range ay wall and base level, worktops with inset single bowl sink. Space for electric cooker and washing machine. Wall mounted gas boiler, door to garden.

Downstairs Bathroom

13' 4" x 9' 9" (4.06m x 2.97m)

having bath with shower attachment, separate walk-in shower area with thermostatic shower, low level WC and pedestal wash hand basin. Extractor fan and partly tiled walls.

Bedroom 1

11' 8" x 14' 9" (3.56m x 4.50m)

Bedroom 2

12' 9" x 10' 8" (3.89m x 3.25m)

Bedroom 3

9' 7" x 6' 8" (2.92m x 2.03m)

Outside

the rear garden is enclosed by a wall with a concrete courtyard and brick built shed.

Agent 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

High Street, Sutton Bridge Spalding

- MID TERRACE HOUSE SITUATED IN A SIDE STREET CLOSE TO AMENITIES
- MODERN KITCHEN, LOUNGE & DINING ROOM
- THREE BEDROOMS
- DOWNSTAIRS FAMILY BATHROOM WITH BOTH BATH & SHOWER
- NO CHAIN

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

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107730 - 0004

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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