



**Hawthorn Bank, Spalding PE11 1JJ**



**welcome to**

## **Hawthorn Bank, Spalding**

Two bedroom mid-terraced property, LOCATED ON THE OUTSKIRTS OF TOWN & GIVING EASY ACCESS TO A RANGE OF AMENITIES. Open plan lounge & dining room, kitchen & utility area. SHOWER ROOM WITH THREE PIECE SUITE. Fully enclosed garden & DETACHED GARAGE TO THE REAR



### **Lounge**

11' x 12' 3" ( 3.35m x 3.73m )

Having laminate flooring. Open plan with the dining room.

### **Dining Room**

7' 1" x 9' 7" ( 2.16m x 2.92m )

Comprising of Laminate flooring. Built-in under stair storage.

### **Kitchen**

8' 8" x 11' 2" ( 2.64m x 3.40m )

Comprising of wall and base units. Single bowl sink. Integrated electric oven, four ring induction hob, extractor. Tiled flooring. Door leading to the garden.

### **Utility Room**

9' 8" x 5' 8" ( 2.95m x 1.73m )

Having tiled flooring. Space for a washing machine, tumble dryer and fridge freezer. Built-in cupboard.

### **Shower Room**

4' 8" x 5' 1" ( 1.42m x 1.55m )

Having a W/C. Sink. Shower cubicle with electric shower. Extractor. Tiled walls and floors.

### **Bedroom One**

11' 1" x 12' 1" ( 3.38m x 3.68m )

Comprising of loft access.

### **Bedroom Two**

6' 11" x 9' ( 2.11m x 2.74m )

Having a wall mounted gas boiler.

### **Extractor**

Rear: Being enclosed by fencing. Central lawn.

Concrete seating area. Path to rear gate leading to the garage.

### **Agents Note**

"Please note 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."



***view this property online*** [williamhbrown.co.uk/Property/SDG113369](http://williamhbrown.co.uk/Property/SDG113369)



welcome to

## Hawthorn Bank, Spalding

- TWO BEDROOM MID-TERRACED PROPERTY ON THE OUTSKIRTS OF TOWN
- OPEN PLAN LOUNGE & DINING ROOM, KITCHEN & UTILITY AREA
- FULLY ENCLOSED REAR GARDEN
- DETACHED GARAGE TO REAR
- IDEAL FIRST TIME PURCHASE OR INVESTMENT

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

**£120,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SDG113369](http://williamhbrown.co.uk/Property/SDG113369)



Property Ref:  
SDG113369 - 0006

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 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](mailto:Spalding@williamhbrown.co.uk)



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



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