

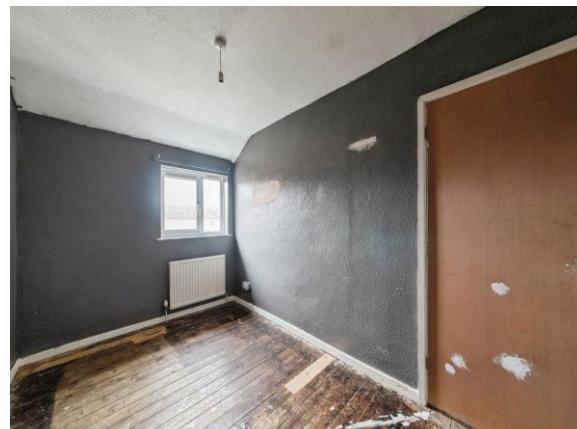


**Royce Road, Spalding PE11 2JA**

**welcome to**

**Royce Road, Spalding**

Three bedroom terraced property, NEEDING FULL MODERNISATION & AVAILABLE WITH NO CHAIN. Lounge & kitchen. Upstairs family bathroom with THREE PIECE SUITE. Small garden to the front & FULLY ENCLOSED REAR GARDEN



## **Entrance Hall**

having stairs to first floor and door to:

## **Lounge**

10' 11" x 11' 10" ( 3.33m x 3.61m )

## **Kitchen**

12' 2" x 14' 11" ( 3.71m x 4.55m )

having a range of wall and base units, work surfaces and single bowl stainless steel sink. Space for electric or gas oven, fridge freezer and washing machine.

Door to understairs cupboard

## **Rear Porch**

5' 9" x 5' 4" ( 1.75m x 1.63m )

door to garden

## **Bathroom**

8' 5" x 5' 4" ( 2.57m x 1.63m )

comprising three piece suite of WC, pedestal sink and bath with shower over. Extractor

## **Landing**

### **Bedroom 1**

11' x 15' max ( 3.35m x 4.57m max )

having built-in cupboard with wall mounted gas boiler

### **Bedroom 2**

12' 2" x 7' 6" ( 3.71m x 2.29m )

### **Bedroom 3**

9' 1" x 7' 6" ( 2.77m x 2.29m )

## **Outside**

to the front of the property there is a small garden and a pathway leading to the front door. The rear garden is fully enclosed by fencing and has a concrete seating area. Within the garden there is a brick-built store and rear gate giving access to a passageway behind



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welcome to

## Royce Road, Spalding

- THREE BEDROOM TERRACED PROPERTY NEEDING MODERNISATION
- LOUNGE & KITCHEN
- UPSTAIRS FAMILY BATHROOM
- FULLY ENCLOSED REAR GARDEN
- AVAILABLE WITH NO CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£115,000**



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Property Ref:  
SDG113071 - 0003

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.

Please note the marker reflects the postcode not the actual property

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