



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113071 - 0003

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