



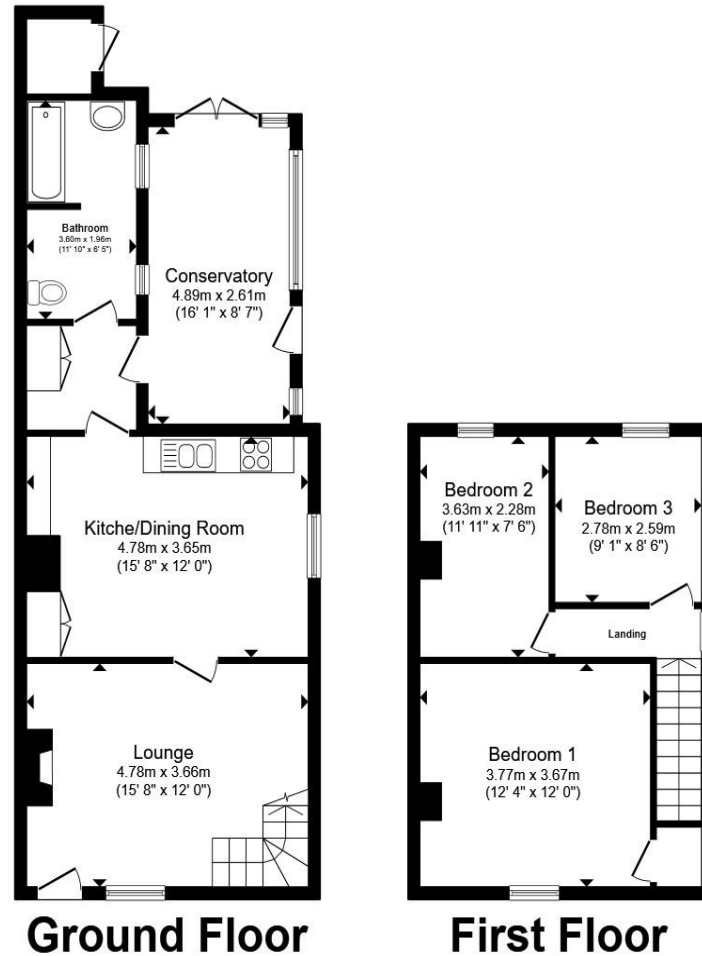
Roses Cottages Broadgate, Sutton St. James Spalding PE12 0JT

Welcome to

Roses Cottages Broadgate, Sutton St. James Spalding

Set within a delightful rural location with open field views all around, this established semi-detached house offers generous outside space and excellent potential. The property is available with no onward chain and would benefit from some updating, presenting an ideal opportunity to add value and personalise to taste. The accommodation comprises three bedrooms, together with a spacious 16' kitchen/dining room, providing ample space for family meals and entertaining. A conservatory overlooks the rear garden, creating an additional reception area that enjoys views of the surrounding countryside. Unusually practical, the property also features a ground floor bathroom. Externally, the home stands on a generous plot with extensive outdoor space to the side. There is multi-vehicle off-road parking, making it ideal for families or those requiring space for vehicles, caravans or trailers. Offering countryside surroundings, excellent potential and generous outside space, this is a superb opportunity for buyers seeking a semi-rural lifestyle with scope to improve.





Conservatory

Rear Hallway

Ground Floor Bathroom

Kitchen/Dining Room

Lounge

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Agents Note:

'Heating to the property is served by Oil and wood burner. Please contact the branch for more details'

'Waste from the property is served by Septic Tank. Contact the branch for more details'

Total floor area 99.6 m² (1,072 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

Roses Cottages Broadgate, Sutton St. James Spalding

- Established semi-detached house
- Three bedrooms
- Some updating required
- Rural location
- No onward chain

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

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/WSB128454



Property Ref:
WSB128454 - 0002

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.

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. At the traffic lights follow the road round into Sutton Road and proceed along for approximately 4 miles. Turn left signposted Newton & Tydd St Giles. Continue through the village of Newton and head towards Tydd St Giles. Continue along Church Lane, past the church and follow the road round to the left into Hockland Road. Take the first right into Cats Lane and bear left onto Mayners Dyke. Take the first left continuing on Mayners Dyke and then first left onto Elders Gate. Proceed along onto Broadgate where the property is on the left hand side. Look out for our board!



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