Railway Lane North,Sutton Bridge Spalding PE12 9LP

william h brown

welcome to

Railway Lane North,Sutton Bridge Spalding

Located in the village of Sutton Bridge convenient to get to the larger towns of King's Lynn, Wisbech and Spalding. Local facilities and a bus route are within easy distance. This two bedroom bungalow is being sold with NO CHAIN. In need of some cosmetic updating. Call Today To Book Your Viewing

Entrance Hall
having loft hatch.

Lounge
12' 11" x 9' 5" (3.94m x 2.87m)
having feature fireplace with gas fire.

Kitchen
11' 4" x 9' (3.45m x 2.74m)
having range of units at wall and base level, worktops with inset sink. Space for free standing cooker and washing machine. Door to side.

Bedroom 1
12' 4" x 9' (3.76m x 2.74m)
Bedroom 2
9' 1" x 9' 11" (2.77m x 3.02m)
Bathroom
having bath with separate shower cubicle, low level WC, wash hand basin and heated towel rail.

Garage
8' 11" x 15' (2.72m x 4.57m)
having up and over door, power and light.

Outside
the property is set back behind a gravel driveway offering off road parking. The rear garden is laid to lawn with a paved area and garden shed.

welcome to

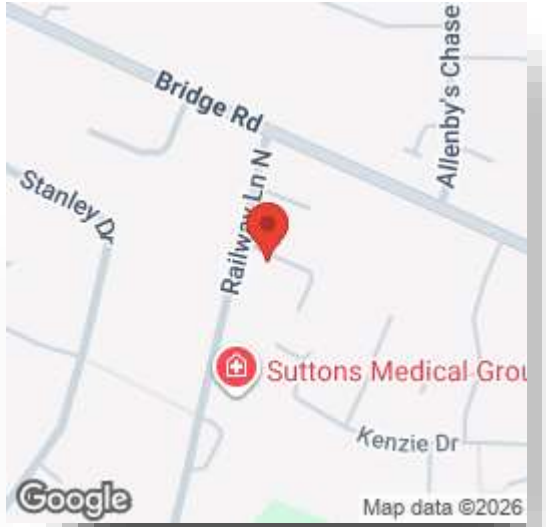
Railway Lane North, Sutton Bridge Spalding

- DETACHED BUNGALOW IN NEED OF UPDATING
- TWO BEDROOMS
- GARAGE AND OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES AND A REGULAR BUS ROUTE
- NO CHAIN

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over

£175,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107297

The Property Ombudsman

Property Ref:
LST107297 - 0007

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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