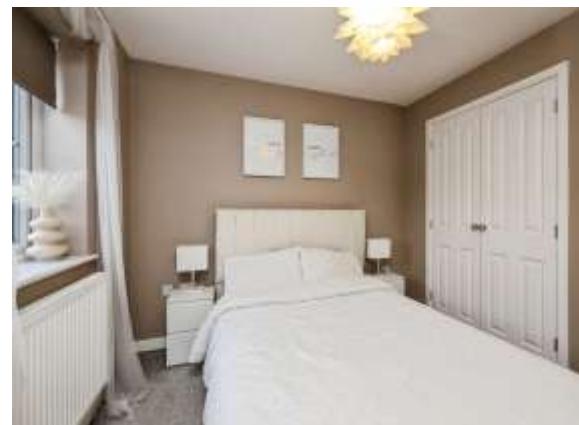


**Minsmere Close, Spalding PE11 3PD**

**welcome to**

## **Minsmere Close, Spalding**

Modern two bedroom end-terraced house situated within the market town of Spalding. CALL TO BOOK A VIEWING



**Entrance Hall**

Comprising of a double glazed door. A radiator. Telephone point.

**W/C**

Having a W/C. Sink. Window.

**Lounge**

14' 11" x 12' 9" ( 4.55m x 3.89m )

Comprising of a downstairs cupboard. French doors leading to the rear. Two radiators. TV point. Laminate flooring.

**Kitchen**

9' 4" x 7' 7" ( 2.84m x 2.31m )

Having wall and base units. Sink drainer. Built in electric oven and gas four hob, fridge freezer. Stainless steel sink with drainer. Plumbing for washing machine. Boiler. Vinyl flooring.

**Landing**

Having loft access. Carpeted flooring.

**Bedroom One**

11' x 10' ( 3.35m x 3.05m )

Comprising of a double built in wardrobe. radiator. TV point. Double glazing. Carpeted flooring. Door leading to en-suite.

**En-Suite**

Comprising of a three piece suite. Shaving point.

Shower cubicle. partially tiled. Radiator.

**Bedroom Two**

10' 1" x 7' 10" ( 3.07m x 2.39m )

Having a radiator. TV point. Carpeted flooring.

**Bathroom**

Having a three piece suite. Bath. Basin. W/C. Partially tiled. Radiator.

**Agent Note**

By yearly maintenance June & December £80.



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welcome to

## Minsmere Close, Spalding

- TWO BED END-TERRACE
- ENCLOSED LOW MAINTENANCE GARDEN
- TWO ALLOCATED PARKING SPACES
- IMMACULATEDLY PRESENTED THROUGHOUT
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £185,000



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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.



Property Ref:  
SDG113007 - 0004

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