

Meadowgate Lane,Spalding PE11 1NF

william h brown

welcome to

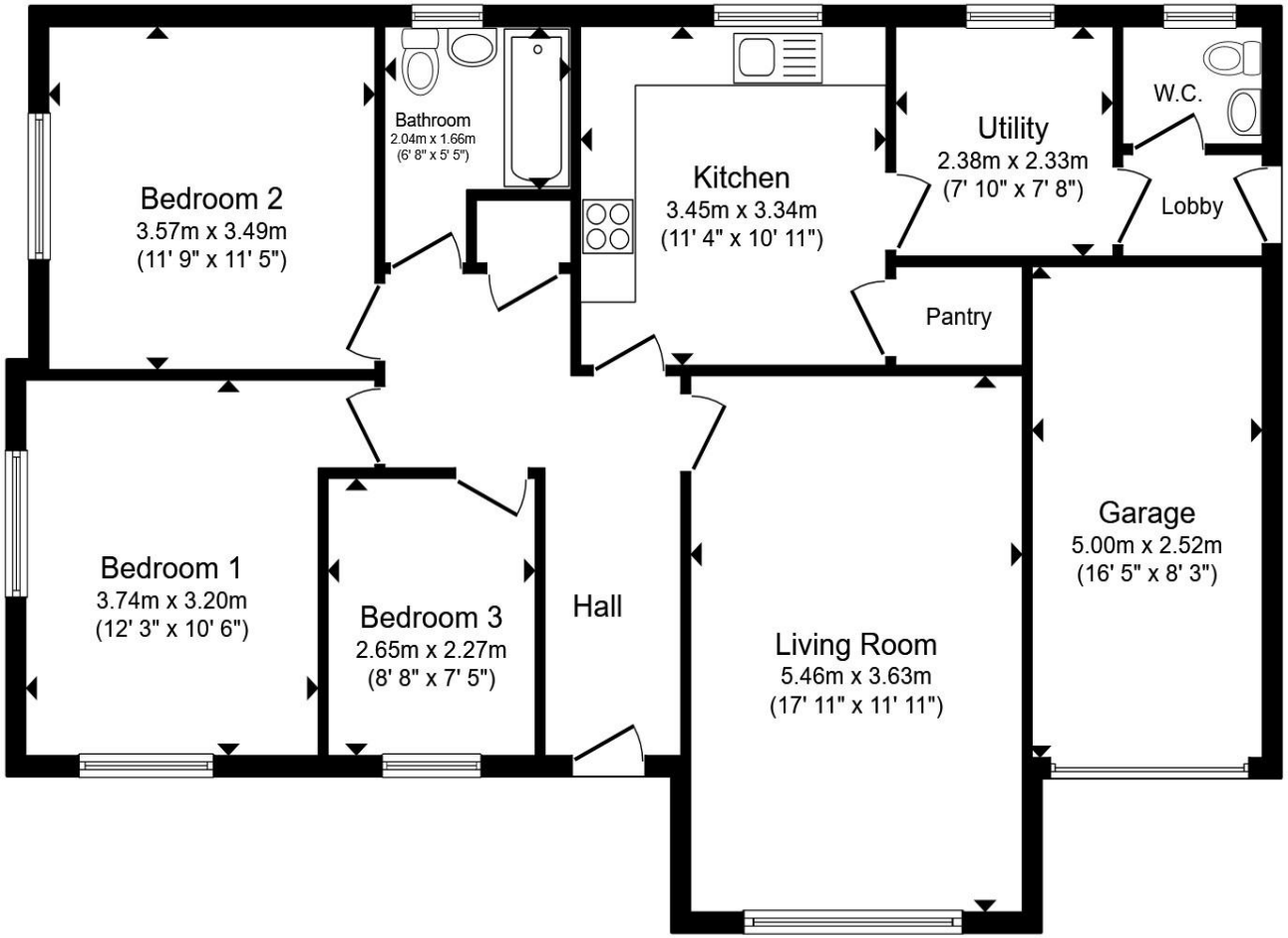
Meadowgate Lane, Spalding

Needing full renovation, this three bedroom detached bungalow is situated at the end of a quiet rsidential area on the outskirts of Spalding. Having a lounge, kitchen and utility, the property further benefits from three spacious bedrooms and a family bathroom with three piece suite. Externally there is off road parking, single garage and a wraparound garden that provides scope and potential for a prospective buyer, including the possibility to extend with the appropriate planning consents









Total floor area 105.2 m² (1,132 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

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Entrance Hall

Lounge
17' 11" x 11' 11" (5.46m x 3.63m)

Kitchen
11' 6" x 10' 11" (3.51m x 3.33m)

Utility
7' 8" x 7' 10" (2.34m x 2.39m)

Bedroom 1
11' 5" x 11' 9" (3.48m x 3.58m)

Bedroom 2
12' 3" x 10' 5" (3.73m x 3.17m)

Bedroom 3
8' 9" x 7' 5" (2.67m x 2.26m)

Bathroom
5' 6" x 6' 8" (1.68m x 2.03m)

Outside

Garage

Agents Note
Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Meadowgate Lane, Spalding

- THREE BEDROOM DETACHED BUNGALOW NEEDING FULL RENOVATION
- LOUNGE, KITCHEN & UTILITY
- FAMILY BATHROOM WITH THREE PIECE SUITE
- OFF ROAD PARKING & SINGLE GARAGE
- WRAPAROUND GARDEN PROVIDING SCOPE & POTENTIAL

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£185,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113699

The Property Ombudsman

Property Ref:
SDG113699 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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