



Woolram Wygate, Spalding PE11 1NX

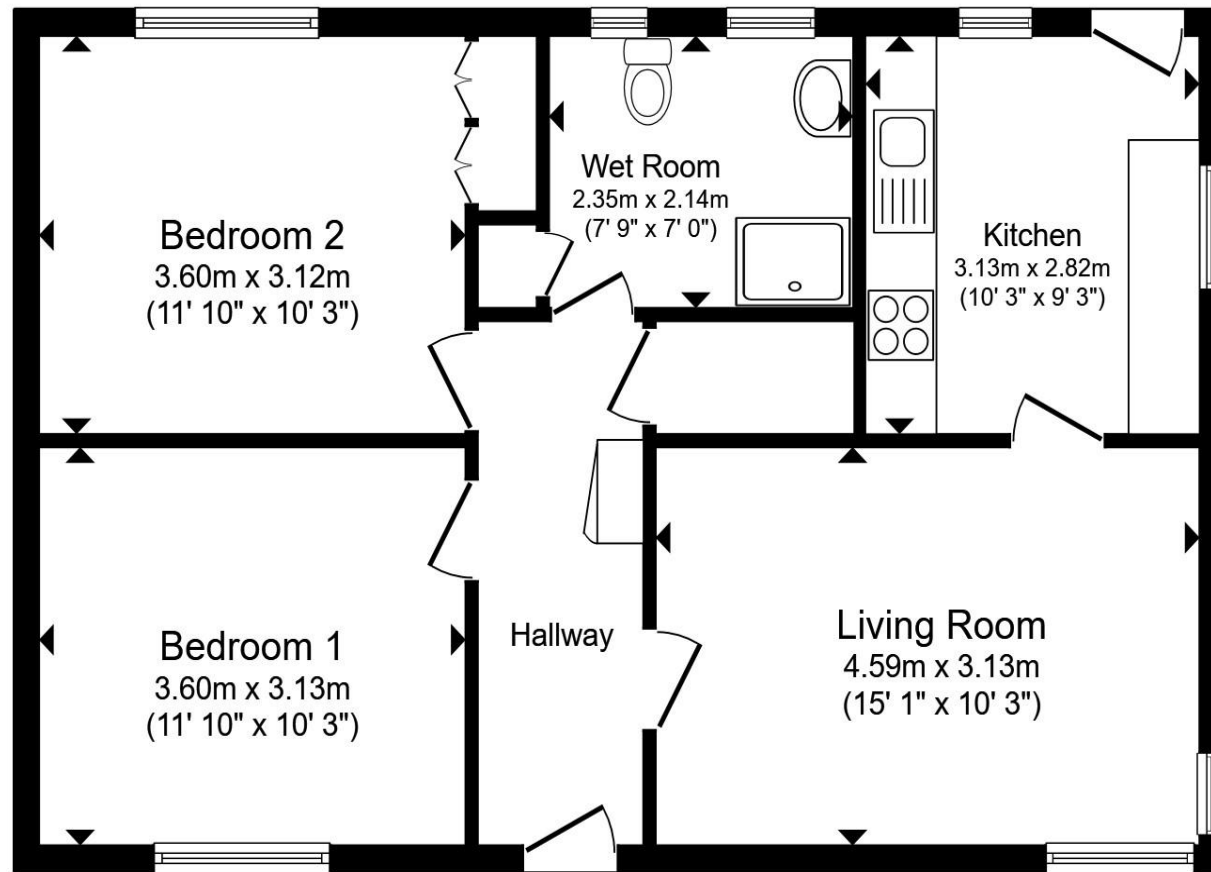
welcome to

Woolram Wygate, Spalding

Situated close to Spalding town centre and within access of a range of amenities, this non-standard construction two double bedroom detached bungalow is available with no chain. Having a lounge and kitchen, the property further benefits from two spacious bedrooms and a modern shower room with three piece suite. Externally there is off road parking for 3-4 cars and a fully enclosed low maintenance rear garden.

The garden has a dropped curb to side access giving space for garage, additional building or bungalow subject to planning permission.





Ground Floor

Total floor area 62.3 m² (670 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



Entrance Hall

Having built-in cupboard with wall mounted gas boiler

Lounge

10' 3" x 15' 1" (3.12m x 4.60m)

Kitchen

10' 3" x 9' 3" (3.12m x 2.82m)

Having a range of wall and base units, work surfaces and a single bowl stainless steel sink. Integrated electric oven and four ring induction hob. Space for washing machine and fridge freezer. Door to rear garden

Bedroom 1

10' 3" x 11' 10" (3.12m x 3.61m)

Bedroom 2

10' 3" x 11' 10" (3.12m x 3.61m)

Two built-in wardrobes

Bathroom

7' x 7' 9" (2.13m x 2.36m)

Comprising three piece suite of WC, sink and walk-in double shower cubicle with electric shower. Wet room style floor and built-in cupboard

Outside

To the front of the property there is a driveway providing off road parking for 3-4 cars and a side gate leading to the rear. The rear garden is fully enclosed by timber fencing and is low maintenance being laid to gravel and paving. Timber garden shed.

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

Woolram Wygate, Spalding

- TWO DOUBLE BEDROOM DETACHED BUNGALOW OF NON-STANDARD CONSTRUCTION
- LOUNGE & KITCHEN
- SHOWER ROOM WITH THREE PIECE SUITE
- OFF ROAD PARKING FOR 3-4 CARS & ENCLOSED REAR GARDEN
- AVAILABLE WITH NO CHAIN

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

£150,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113600



Property Ref:
SDG113600 - 0006

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.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk