



**Broadgate, Weston Hills Spalding PE12 6DA**

**welcome to**

**Broadgate, Weston Hills Spalding**

Two double bedroom semi-detached bungalow, **NEEDING MODERNISATION & AVAILABLE WITH NO CHAIN.** Lounge & breakfast kitchen. Family bathroom with **THREE PIECE SUITE.** Off road parking, **SINGLE GARAGE & rear garden with open views.** **BOARDED LOFT SPACE IDEAL FOR CONVERSION WITH APPROPRIATE PLANNING**



## Auctioneer's Comments

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## Lounge

13' 2" x 15' ( 4.01m x 4.57m )

Having a bay window to the front.

## Kitchen/ Diner

16' 8" x 10' 10" ( 5.08m x 3.30m )

Comprising of wall and base units. One and a half bowl sink. Door leading to the garden. Space for an electric oven, fridge freezer, washing machine and dishwasher.

## Bedroom One

11' 9" x 12' ( 3.58m x 3.66m )

## Bedroom Two

11' x 9' 8" ( 3.35m x 2.95m )

## Bathroom

8' 8" x 5' 11" ( 2.64m x 1.80m )

Having a W/C. Pedestal sink. Bath. Built-in airing cupboard with radiator.

## Loft Space

17' x 27' 5" ( 5.18m x 8.36m )

Having power and lighting.

## Exterior

Front: Having parking for approximately 2/3 cars. Side gate to the rear. Lawn with shrub and plant borders.

Rear: Enclosed with fencing. Small lawn. Low maintenance gravel area and shrubs. Timber garden shed. Open field views.

## Garage

19' 4" x 8' 4" ( 5.89m x 2.54m )

Comprising of a up and over door. Power and lighting



**view this property online** [williamhbrown.co.uk/Property/SDG113119](http://williamhbrown.co.uk/Property/SDG113119)



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## Broadgate, Weston Hills Spalding

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW AVAILABLE WITH NO CHAIN
- IN NEED OF MODERNISATION & POSSIBLE LOFT CONVERSION/EXTENSION WITH APPROPRIATE CONSENTS

Tenure: Freehold EPC Rating: D

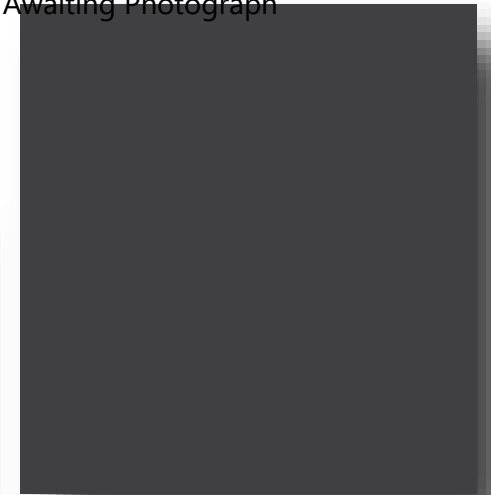
Council Tax Band: A

guide price

**£120,000**



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113119 - 0005

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