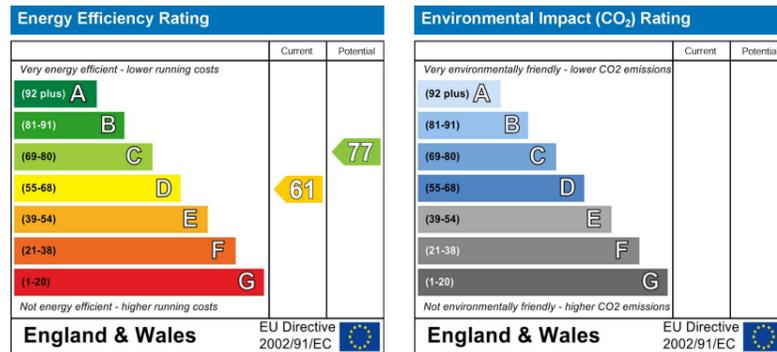


## DIRECTIONS

What Three Words: rocker.kingdom.efficient Sat Nav: PE12 9TU



## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

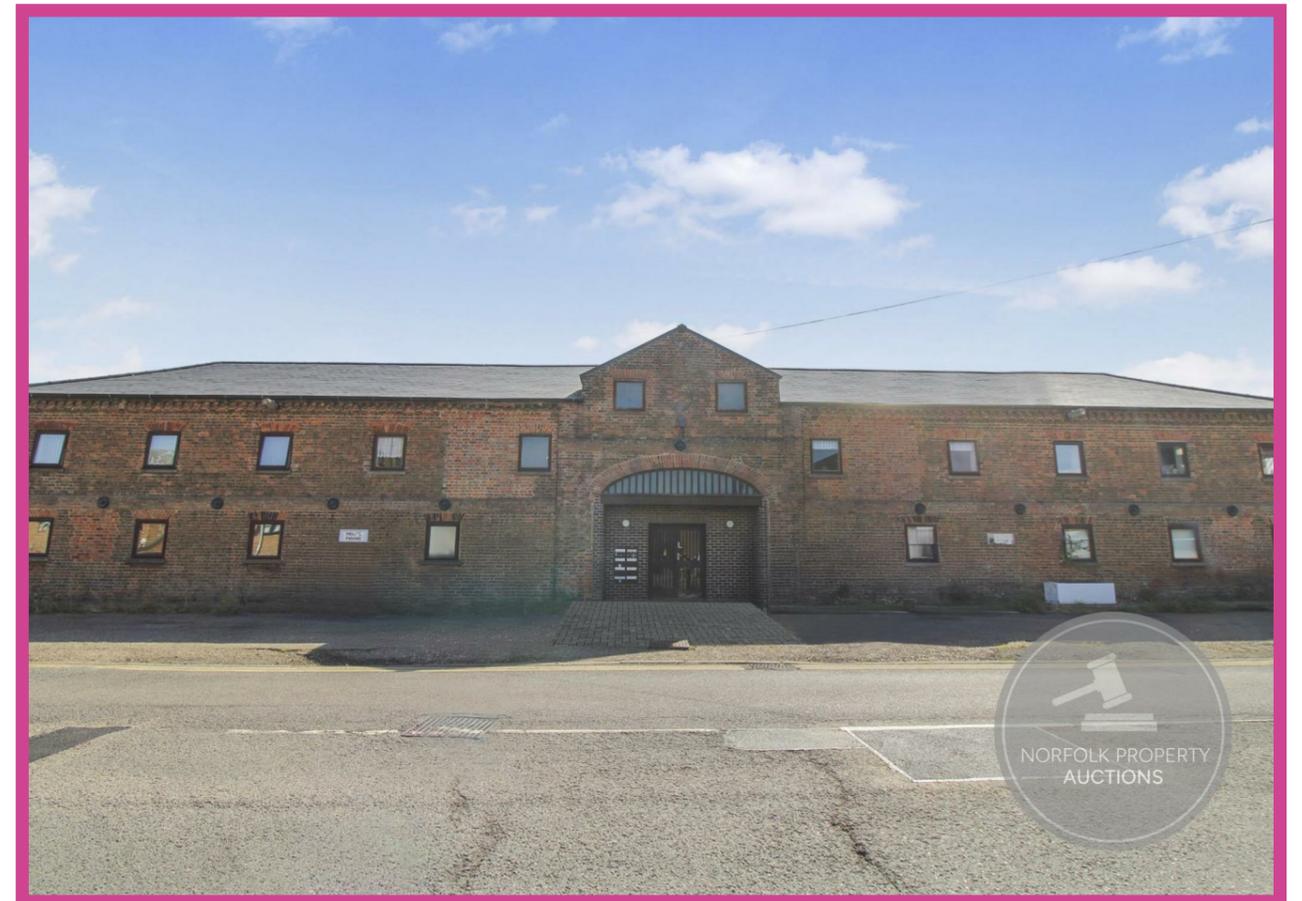
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*This disclaimer must go on to all probate properties – new and existing:*



NORFOLK PROPERTY  
AUCTIONS



West Bank Sutton Bridge Spalding PE12 9TU

**ONE BEDROOM GROUND FLOOR APARTMENT WITH TRANQUIL VIEWS  
OVER THE RIVER AND COMMUNAL PARKING**

**Spalding**

**£45,000 Leasehold**

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**COMMUNAL ENTRANCE**

**HALLWAY**

L shaped hallway, laminate flooring, storage cupboard and an airing cupboard.

92 x 8'11 (2.79m x 2.72m )

**LOUNGE**

Laminate flooring, electric heating and window to rear aspect over looking the river.

13'2 x 9'11 (4.01m x 3.02m )

**KITCHEN**

Range of base, wall and drawer units with worktop over. Spacing for washing machine. Window to the rear aspect and vinyl flooring.

11'11 x 6'11 (3.63m x 2.11m )

**BATHROOM**

Three piece suite comprising of hand wash basin, bath with shower attachment on taps and W.C, extractor fan and vinyl flooring.

70 x 5'10 (2.13m x 1.78m )

**BEDROOM**

Fitted carpet, window to rear aspect.

11'0 x 7'7 (3.35m x 2.31m )

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**\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £45,000\*\*** Located in the peaceful West Bank area of Sutton Bridge, Spalding, this charming ground floor flat offers a delightful retreat with stunning views over the river. Ideal for first-time buyers or those seeking a peaceful bolthole, this property boasts a tranquil location that invites relaxation and enjoyment of the natural surroundings. The flat features a well-proportioned reception room that is bright and welcoming, creating an inviting atmosphere for both relaxation and entertaining. The bedroom provides a comfortable space, perfect for unwinding after a long day. The bathroom is functional and ready for your personal touch, allowing you to create a space that reflects your style. With its picturesque views and peaceful ambiance, this flat is a blank canvas, ready for someone to add their own personal stamp. Whether you are looking to make it your first home or a weekend getaway, this property offers the perfect opportunity to embrace a lifestyle of comfort and tranquillity. Don't miss the chance to make this lovely flat your own in a location that truly feels like a hidden gem.

**GROUND FLOOR**

