



**Albert Avenue, Gedney Spalding PE12 0AB**

**welcome to**

**Albert Avenue, Gedney Spalding**

Three bedroom semi-detached. WELL PRESENTED & CLOSE TO AMENITIES. Lounge & kitchen diner. UPSTAIRS BATHROOM WITH MODERN THREE PIECE SUITE. Off road parking to front & rear, enclosed garden & ADDITIONAL LARGE GARDEN AREA to the rear. Must be viewed to fully appreciate everything it has to offer



**Entrance Hall**

having stairs to first floor and vinyl flooring.

**Lounge**

13' 1" x 9' 11" ( 3.99m x 3.02m )

**Kitchen/Diner**

16' 10" x 9' 9" ( 5.13m x 2.97m )

having range of units at wall and base level, solid wood worktops with single bowl Belfast sink.

Integrated double range oven with 8 ring gas hob. Space for washing machine and fridge freezer. Door to understair cupboard, door to rear garden and vinyl flooring.

**Landing**

having loft access.

**Bedroom 1**

10' 4" x 10' 1" ( 3.15m x 3.07m )

**Bedroom 2**

11' x 8' 1" ( 3.35m x 2.46m )

having built-in cupboard.

**Bedroom 3**

8' x 7' 8" ( 2.44m x 2.34m )

**Bathroom**

having bath with electric shower over, low level WC and pedestal wash hand basin.

**Outside**

the property is set back behind fencing with lawn area and pathway to rear gate. Timber garden shed and brick store. The property has the added benefit of an additional garden area with off road parking.



***view this property online*** [williamhbrown.co.uk/Property/LST107441](http://williamhbrown.co.uk/Property/LST107441)



welcome to

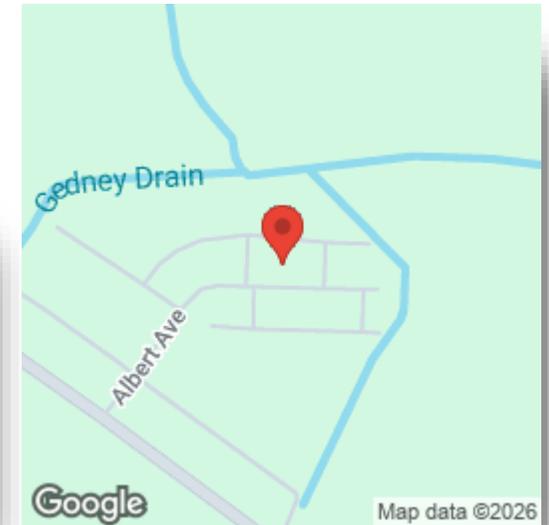
## Albert Avenue, Gedney Spalding

- MODERNISED THREE BEDROOM SEMI-DETACHED PROPERTY BEING SOLD WITH NO CHAIN
- LOUNGE & KITCHEN DINER
- UPSTAIRS FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT & REAR PLUS BASE FOR GARAGE
- ENCLOSED GARDEN WITH LARGER GARDEN AREA TO REAR

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£175,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LST107441](http://williamhbrown.co.uk/Property/LST107441)



Property Ref:  
LST107441 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01406 363224**



[longsutton@williamhbrown.co.uk](mailto:longsutton@williamhbrown.co.uk)



34 Market Place, Long Sutton, SPALDING,  
Lincolnshire, PE12 9JF



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**