



**JACOBS COURT, SPALDING, PE11 3QU**  
**£150,000 FREEHOLD**

A spacious two bedroom semi-detached home in a fantastic spot, set within a small and popular courtyard development, a short walk to local shops and riverside walks. Parking for at least two vehicles, a bright kitchen and good-sized reception room, in need of some updating and sold with no chain.

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Set within an attractive courtyard development, less than half a mile to both the local shops and riverside walks, you cross the open frontage and under the canopy porch with entrance door opening through to:

#### **ENTRANCE HALL**

A bright entrance hall with window to the front aspect, side stairs to the first-floor accommodation, understairs storage cupboard and wood effect flooring.

#### **KITCHEN**

10'9 x 9'5 with UPVC window to the front aspect, comprising a range of base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset, cooker space, fridge freezer space, plumbing and space for washing machine, power points, wall mounted boiler (approximately 5 years old) and wood effect flooring.

#### **SITTING ROOM**

17'11 x 10'11 a light reception room with UPVC window to the rear aspect and French doors opening onto the rear gardens, wood effect flooring, radiator, power points and

TV point

#### **LANDING**

A bright landing with UPVC window to the front aspect, recessed airing cupboard and loft access.

#### **BATHROOM**

With frosted UPVC window to the front aspect, comprising a three-piece suite, low level WC, wash hand basin and panel bath with electric shower over, tiled shower area and ½ tiled walls, radiator and tiled effect flooring.

#### **BEDROOM**

14'3 x 9'5 a good-sized double bedroom with UPVC window to the rear aspect, radiator, power points and TV point.

#### **BEDROOM**

11'3 x 8'1 another good bedroom with UPVC window to the rear aspect, radiator and power points.

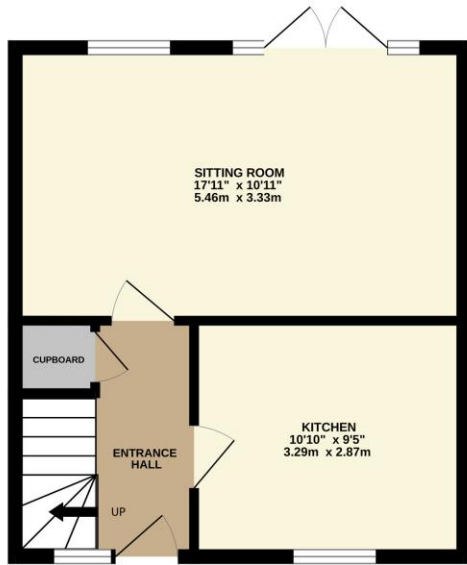
#### **OUTSIDE**

A great location within a popular courtyard development, just 0.4 miles from the local shops and less to riverside walks. There is a tarmac

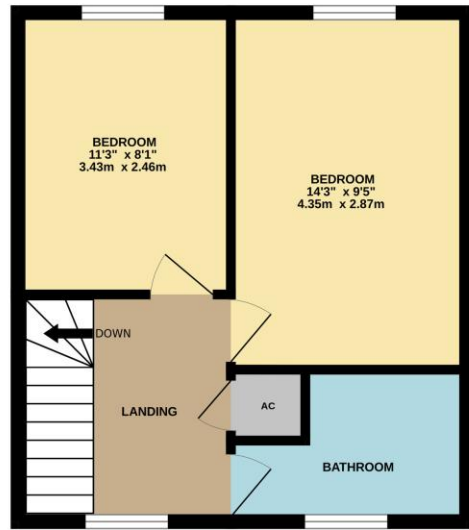
driveway to the side offering off road parking for at least two vehicles, the frontage is open with gated side access to the rear gardens, enclosed by panel fencing and laid to patio and gravel with timber shed.



GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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