BRADLEY JAMES

ESTATE AGENTS

6 Albion Street, Spalding, Lincolnshire, PE11 2AJ

Asking price £135,000

- Mid terrace maisonette
- Off road parking
- Redecorated throughout
- First floor two generously sized bedrooms, lounge diner and bathroom
- Walking distance to amenities
- Central location
- No chain
- Newly laid flooring in most rooms
- Front garden but no rear garden
- Entrance hall, cloakroom and kitchen downstairs

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https://www.rightmove.co.uk/property

Nestled in the heart of Spalding on Albion Street, this charming two-bedroom mid terrace maisonette offers a delightful blend of comfort and convenience. With no onward chain, this property presents an excellent opportunity for both first-time buyers and investors alike. The property has been redecorated through and had new carpets in some rooms

Upon entering, you are greeted by a welcoming entrance hall that leads to the first-floor accommodation. The ground floor also features a well-appointed kitchen, complete with doors that open to the front garden, allowing for a lovely flow of natural light. Additionally, there is a convenient cloakroom, enhancing the practicality of the space.

As you ascend to the first floor, you will discover two generously sized bedrooms, perfect for relaxation and rest. The spacious lounge diner provides an ideal setting for entertaining guests or enjoying quiet evenings at home. The modern bathroom suite adds a touch of elegance and functionality to the living space.

Outside, the property benefits from off-road parking for one vehicle, ensuring ease of access. While there is no rear garden, the maisonettes central location means that you are just a short stroll away from Spalding's vibrant amenities, including shops, restaurants, and the train station. For those who enjoy the outdoors, riverside walks are right on your doorstep, offering a perfect escape into nature.

This mid terrace maisonette is a wonderful opportunity to embrace a comfortable lifestyle in a central location, making it a must-see for anyone looking to settle in Spalding

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Council Tax Band: B

Entrance hall
Door to the rear and stairs to the first floor accommodation

Cloakroom
Wash hand basin and WC, radiator, extractor fan, and an under-stairs storage cupboard.

Kitchen
10'11 x 9'1
UPVC window and door to the front aspect, base and eye-level units with roll-edge work surfaces, sink with mixer tap, integrated electric oven and hob, tiled splashbacks, extractor fan, integrated fridge freezer, space and plumbing for a washing machine, integrated tumble dryer, and a wall-mounted boiler.

Landing
Window to the rear

Lounge diner
17'9 x 12'5
L-shaped lounge diner with a window to the front, radiator, power points and TV point.

Bedroom one
11'8 x 9'1
UPVC window to the front aspect, radiator, TV point, and power points.

Bedroom two
11'4 x 7'0
UPVC window to the rear aspect, radiator, and power points.

Bathroom
10'8 x 7'0
Porthole window to the rear aspect, WC, pedestal wash hand basin, and curved panel bath with shower over, radiator, tiled splashbacks.

Outside
To the rear of the property is a parking area with one allocated parking space and a small front garden.

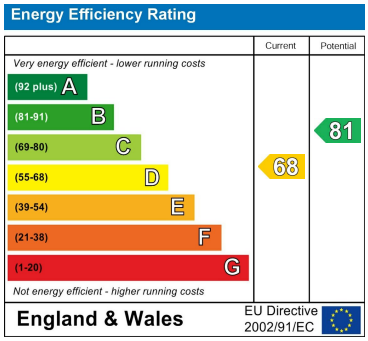
Directions

Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

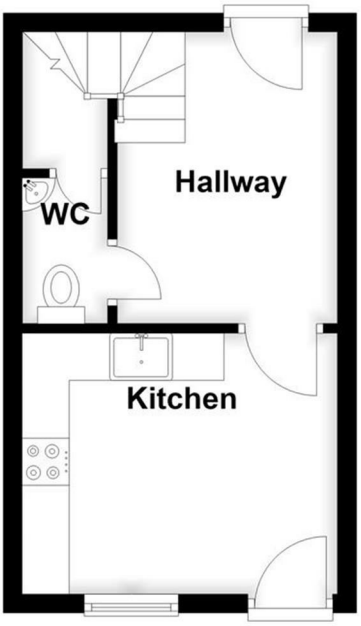
EPC Rating:

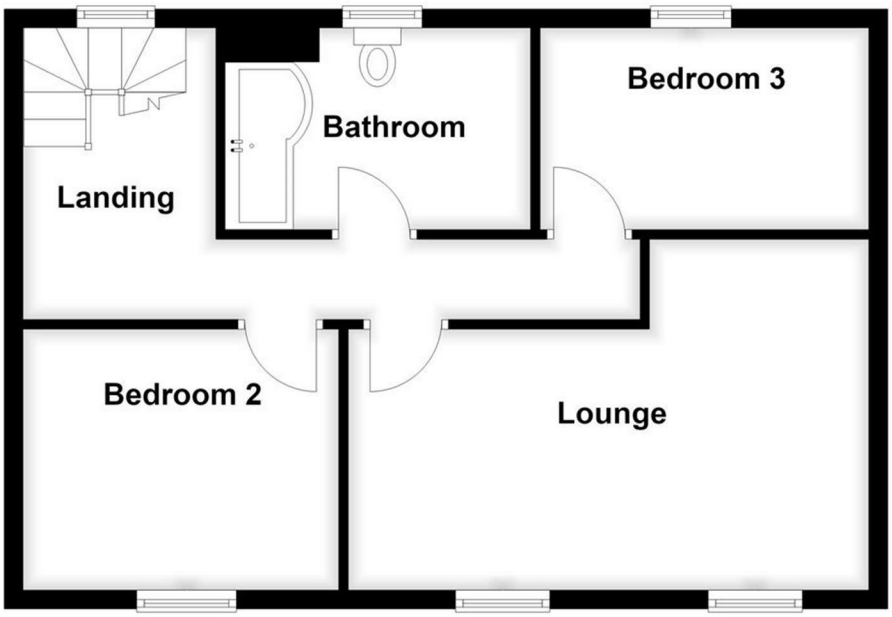
D



Ground Floor

Approx. 20.0 sq. metres (215.3 sq. feet)



First Floor

Approx. 53.6 sq. metres (577.1 sq. feet)