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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



1 West Parade, Spalding PE11 1HD

£139,950 Freehold

- Semi-Detached Bungalow
- 2 Bedrooms
- Central Town Location
- Off-Road Parking, Established Garden
- No Onward Chain

Built in 1938 as an Alms House, this semi-detached bungalow offers accommodation including 2 bedrooms, shower room, kitchen, lounge. Off-road parking, established gardens. Central town location. Gas central heating, UPVC windows. Requires some updating.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION UPVC front entrance door with external electric light opening into:

RECEPTION HALL 15' 1" x 2' 10" (4.61m x 0.87m) minimum Ceiling light, access to loft space, smoke alarm, radiator, doors arranged off to:

BEDROOM 1 12' 7" x 9' 10" (3.84m x 3.02m) Leaded light UPVC window to the front elevation, radiator, recessed alcove cupboard (included within the room measurement), ceiling light.

BEDROOM 2 11' 2" x 8' 2" (3.42m x 2.51m) Leaded light UPVC window to the front elevation, ceiling light, radiator.



WET ROOM 8' 2" x 4' 10" (2.50m x 1.49m) Walk-in shower area with fitted shower, rail and curtain, tiled surround, pedestal wash hand basin, low level WC, non-slip flooring with drain, radiator, extractor fan, obscure glazed UPVC window, ceiling light.

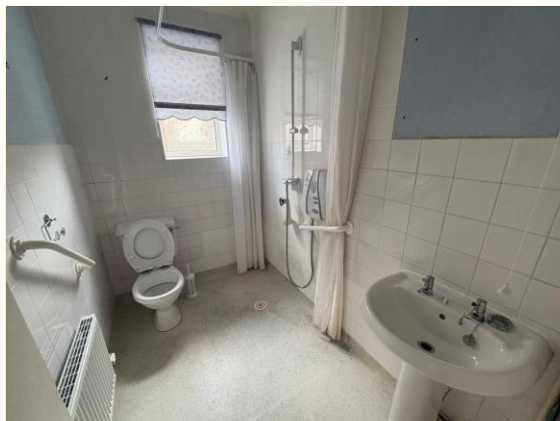
LOUNGE 10' 7" x 14' 0" (3.24m x 4.29m) minimum Recessed alcove cupboard, radiator, ceiling light, UPVC window to the rear elevation, fitted carpet, door to:



KITCHEN 8' 3" x 9' 10" (2.54m x 3.01m) plus door recess. Worktop, single drainer stainless steel sink unit, fitted base cupboard, traditional full height cupboard and drawer, store cupboard, shelved pantry with obscure glazed UPVC window, cooker hood, wall mounted Worcester gas fired central heating boiler, radiator, UPVC windows to the side and rear elevations, part obscure glazed UPVC external entrance door.

EXTERIOR Tarmacadam frontage parking with space for 2 to 3 vehicles, post and chain link fence to the front boundary. Front covered verandah area with tiled floor.

ESTABLISHED REAR GARDEN Including a covered seating area with concrete ramped access and grab rails to the rear entrance door. Lawned garden with stocked border, brick wall to the rear boundary, approximately south west facing, external electric light.



DIRECTIONS From the centre of Spalding proceed in a westerly direction along Winsover Road, over the level crossing and then turn second right into West Parade. The property is situated almost immediately on the left hand side.

AMENITIES Local shops, schools and the town centre are all within easy walking distance. Spalding has a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations.

AGENTS NOTE The stone plaque will be removed and retained by the Spalding Town Husbands prior to completion.

The neighbouring property is also available through Longstaffs and could be bought simultaneously if this is of interest.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains electricity, water and drainage.
Gas central heating.

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S12073

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: spalding@longstaff.com
www.longstaff.com