BRADLEY JAMES

ESTATE AGENTS









45B Bourne Road, Spalding, PE11 1JN

Asking price £104,950

- ***INVESTORS ONLY PLEASE***
- DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING
- BUILT IN 2019
- OPEN PLAN KITCHEN AND LOUNGE
- EN-SUITE
- CLOSE TO TOWN CENTRE
- ONE BED MID TERRACE

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

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INVESTORS ONLY PLEASE

Nestled on Bourne Road in the charming town of Spalding, this unique property presents an exceptional opportunity for those looking to expand their rental portfolio.

The property offers open plan living with a modern kitchen and downstairs cloakroom. Upstairs is bedroom one and a modern en-suite.

Parking is a breeze with space for three vehicles, and additional on-road parking is available on both Bourne Road and Horseshoe Road. The property also benefits from a shared garden, offering a pleasant outdoor space for relaxation and enjoyment.

Conveniently located within walking distance of the town centre and the local train station, this property is ideally situated for those who appreciate easy access to amenities and transport links.

This is a rare chance to acquire a well-maintained property in a popular location.

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Council Tax Band: A







Entrance Hall

Separate entrance hall which has a UPVC obscured double glazed door to the side and then stairs leading up to the first floor accommodation, radiator and power point. An internal door leading you into the plan lounge and kitchen diner.

Open Plan Kitchen Diner/Lounge

15'7 x 14'6

Double aspect with a UPVC double glazed window to both sides and UPVC obscured double glazed door to the side, base and eye level units with worksurface over, sink and drainer with mixer tap over, integrated electric oven and grill with a four burner gas hob and extract over, wall mounted gas boiler housed in the kitchen cupboard, space and point for fridge freezer, radiator, power points, under stairs storage cupboard and fuse box.

Downstairs Cloakroom

UPVC obscured double glazed window to the side, WC with push button flush, wall mounted heated towel rail, vanity wash hand basin with mixer taps over and storage cupboards beneath, tiled floor, skimmed ceiling with inset spotlights and extractor fan.

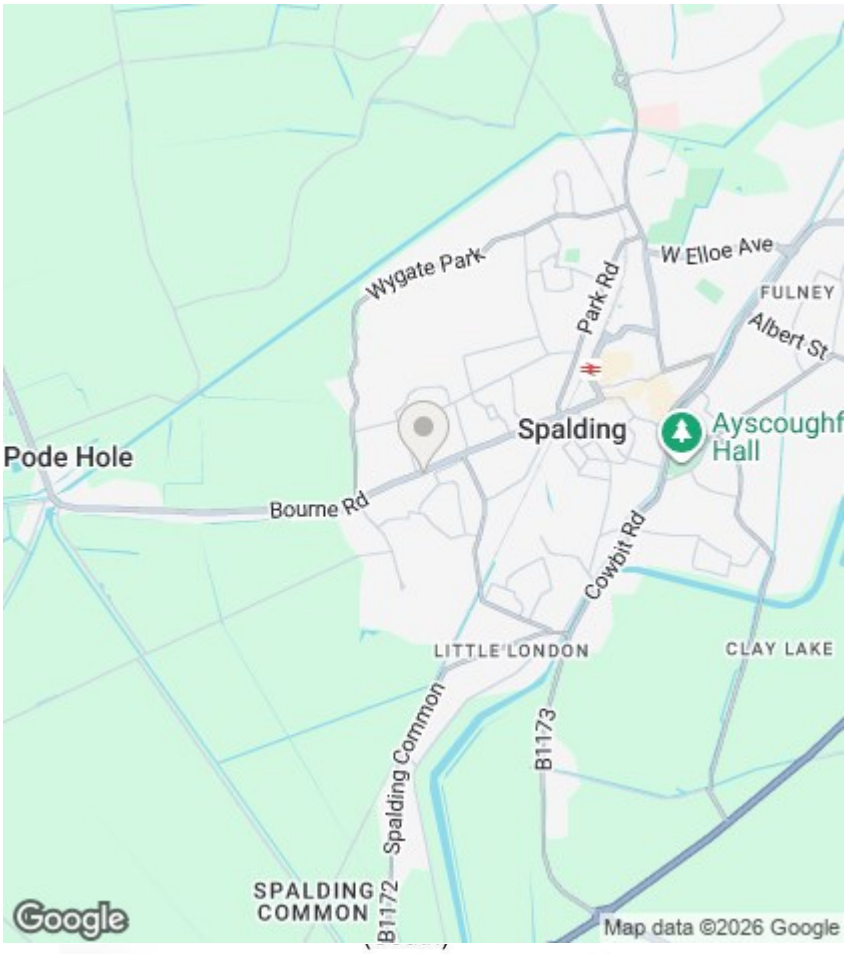
Bedroom 1

15'8 x 11'0

UPVC double glazed window to rear, power points, tv point, telephone point and built in wardrobe.

Bedroom 1 En-suite

Skylight in the ceiling, separate shower cubicle which has a built-in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer taps over with two storage drawers beneath and wall mounted medicine cabinet, WC with push button flush, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.



Directions

Viewings

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

EPC Rating:

B

