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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



2 Welmore Road, Glinton, Near Peterborough PE6 7LU

GUIDE PRICE - £200,000 - £220,000 Freehold

- **CASH BUYERS ONLY**
- Stone and Brick Built Village Property
Requiring very Extensive Refurbishment and Updating
- Large Garden of approximately 1058sq.m. (0.26 Acres)
- Ideal Renovation Project

2 Welmore Road provides an ideal opportunity to acquire a significant renovation project close to the centre of this very well appointed village which is also within easy reach of Peterborough and Market Deeping. Local facilities include Church, primary and secondary schools, shop/post office and pharmacy. Complete renovation programme is required but the opportunity provides the chance to create a very attractive home in an ideal and very convenient location with excellent sized grounds. **VIEWINGS ONLY AVAILABLE TO CASH BUYERS**

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Staircase off.

SITTING ROOM (RIGHT HAND SIDE)

14' 10" x 11' 11" (4.54m x 3.65m) maximum

LIVING ROOM (LEFT HAND SIDE)

10' 7" x 10' 8" (3.23m x 3.27m) maximum

KITCHEN

9' 5" x 8' 7" (2.88m x 2.64m) maximum

PANTRY OFF (UNDER STAIRS)

Fitted shelves.



COVERED REAR ENTRANCE AREA

Staircase to:

FIRST FLOOR

LANDING

BEDROOM NO. 1 (NORTH RIGHT HAND SIDE)

15' 3" x 12' 0" (4.65m x 3.68m)

BEDROOM NO. 2 (EAST CENTRE L SHAPED)

10' 10" x 14' 0" (3.31m x 4.29m) maximum

BEDROOM NO. 3 (SOUTH LEFT HAND SIDE)

14' 5" x 11' 4" (4.41m x 3.46m) maximum

BATHROOM (WEST REAR)

6' 3" x 8' 6" (1.91m x 2.61m) Bath, wash hand basin, WC and Airing Cupboard.

EXTERIOR

Under cover access from rear entrance door to:

SEPARATE WC

Rear entrance door to:

INTEGRAL GARAGE

14' 6" x 10' 6" (4.44m x 3.22m)

THE GROUNDS

The garden to the front with vehicular access and driveways. Access is available on foot down the right hand side of the property to the enclosed rear garden which is mainly laid to lawn but offers ample opportunity for preparation of further features. Total site area approximately 0.26 Acres (subject to survey).

We understand the large Yew tree to the north side of the driveway is subject to a Tree Preservation Order.

UPLIFT CLAUSE

The vendor will retain the benefit of an Uplift/Clawback Provision/Cause from the sale of the property for a period of 15 years and at the rate of 35% if an additional residential dwelling is consented for property. The payment will be due following the grant of Planning Consent for such additional dwelling or dwellings.

DIRECTIONS

From Spalding travel south easterly along the A1175 signed Market Deeping. Take the A15 signed Peterborough then, at the roundabout, take the B1443 into Glinton. The property will be found indicated by the agents for sale sign

AMENITIES

Public house, village hall, primary and secondary schools, convenience store, post office, doctors surgery, pharmacy.

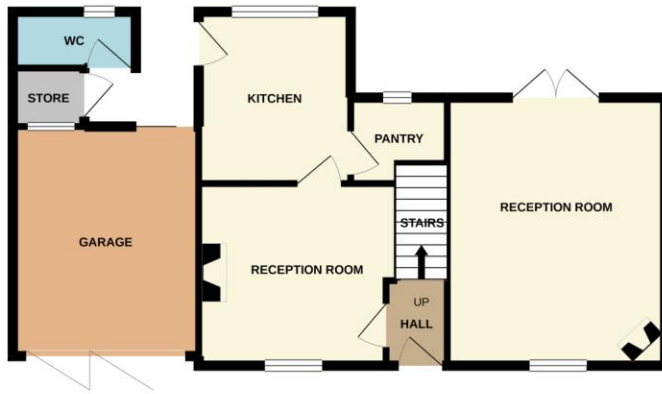
SERVICES

Mains electricity, water and drainage. The property is not connect to the mains gas supply.

The property is situated within a Conservation area but is not listed.

VIEWINGS ONLY AVAILABLE TO CASH BUYERS.

GROUND FLOOR
625 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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		87 B
69-80	C	75 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE

Freehold

SERVICES

See Note

COUNCIL TAX BAND

Band D

LOCAL AUTHORITIES

Peterborough City Council 01733 747474
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: 14426

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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