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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



26 West Elloe Avenue, Spalding PE11 2BH

GUIDE PRICE - £165,000 Freehold

- Requires Updating and Improvement
- Town Location
- 3 Bedrooms
- 2 Reception Rooms
- Generous Sized Rear Garden

Rare opportunity to acquire a traditional 3 bedroom semi-detached house in one of Spalding's most popular roads. Front and rear gardens, driveway and garage. Gas central heating. Requires significant updating and improvements throughout. IN ORDER TO ARRANGE A VIEWING AT THE PROPERTY YOU MUST BE IN A POSITION TO PROCEED WITH FUNDS IN PLACE.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



ACCOMMODATION

Glazed double doors to:

SHALLOW ENTRANCE PORCH

Inner door to:

RECEPTION HALL

Staircase off, radiator, understairs pantry, doors arranged off to:

SITTING ROOM

12' 5" x 11' 9" (3.79m x 3.60m) maximum measured into the bay window with aluminium sealed unit double glazing. Picture rail, ceiling light, radiator, coal effect gas fire with ceramic tiled surround.

DINING ROOM

11' 8" x 13' 6" (3.57m x 4.13m) Gas fire (decommissioned), picture rail, ceiling light, radiator, window overlooking the Conservatory.

KITCHEN

10' 8" x 7' 4" (3.27m x 2.26m) Wall mounted Ideal Logic gas fired central heating boiler, UPVC window to the side elevation, fluorescent strip light,



single drainer stainless steel sink unit, cupboards beneath, plumbing and space for washing machine, worktop with cupboards beneath, eye level wall cupboards, UPVC double glazed door opening into:

LEAN-TO CONSERVATORY

22' 9" x 8' 2" (6.94m x 2.50m) Part brick with mono pitch roof, telephone point, power points, door to:

BRICK STORE

Internal door to:

SEPARATE WC

Low level suite.

The Conservatory also has a door leading to a passageway with gated access from the front of the property and a side door into the Garage.

From the Reception Hall the staircase rises to:

FIRST FLOOR LANDING

UPVC side window, access to loft space, doors arranged off to:



BEDROOM 1

12' 3" x 12' 2" (3.74m x 3.73m) maximum measured into the bay window with aluminium sealed unit double glazing. Radiator, ceiling light, picture rail.

BEDROOM 2

11' 10" x 13' 7" (3.61m x 4.15m) UPVC rear window, picture rail, ceiling light, radiator.

BEDROOM 3

9' 5" x 7' 6" (2.89m x 2.29m) UPVC rear window, ceiling light, picture rail, radiator.



BATHROOM

7' 1" x 5' 2" (2.16m x 1.60m) Bath with shower over, pedestal wash hand basin, radiator, ceiling light, obscure glazed window.

SEPARATE WC

Low level suite, obscure glazed UPVC window, ceiling light.

EXTERIOR

At the front of the property there is a lawned garden with stocked borders with various rose bushes. Hedgerow to the front and side boundary. Concrete driveway with one parking space and access to:

GARAGE

16' 6" x 7' 10" (5.03m x 2.40m) approx Concrete base. The Garage is of asbestos construction with a corrugated roof, twin entrance doors and internal access into the small store to the rear.



ENCLOSED REAR GARDENS

Approximately south facing and the rear gardens are of generous dimensions laid mainly to lawn interspersed with shrubs and bushes and with buses and hedgerow to the side boundaries.

DIRECTIONS/AMENITIES

Proceed along Pinchbeck Road to the second set of traffic lights, turn right into West Elloe Avenue and the property is on the right hand side just before the turning into Greenrigg Gardens.

The town centre is of easy walking distance and has a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.





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. Made with Meeppix ©2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band B

LOCAL AUTHORITIES

South Holland District Council 01775 761161

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: S10819

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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