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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



3 Cley Hall Drive, Spalding PE11 2DZ

£210,000 Freehold

- Requires Modernisation
- No Chain
- 3 Bedrooms
- 2 Reception Rooms
- Viewing Recommended

3 bedroom semi-detached house situated in sought after location. Accommodation comprising entrance hallway, lounge, reception room 2, kitchen diner, 3 bedrooms, bathroom and separate cloakroom. Off-road parking, front and rear gardens. Modernisation required. No Chain. **CASH BUYERS ONLY**

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



ACCOMMODATION

Step up to open porch with lighting, tiled floor and solid oak obscure glazed door leading into:

ENTRANCE HALLWAY

8' 10" x 18' 8" (2.70m x 5.71m) Obscure glazed window to the side elevation, coat rail, electric storage heater, radiator, lighting, staircase rising to first floor, door to:

LOUNGE

11' 10" x 15' 10" (3.63m x 4.83m) into bay UPVC double glazed bay window to the front elevation, skimmed ceiling, decorative ceiling rose, picture rail, shelving.

From the Entrance Hallway door into:

RECEPTION ROOM 2

12' 4" x 15' 11" (3.78m x 4.87m) Cove ceiling, decorative ceiling rose, 2 double wall lights, TV point, wooden glazed French doors to the rear elevation, 2 wooden glazed windows to the rear elevation, BT point, electric storage heater, door to:



KITCHEN DINER

11' 3" x 14' 8" (3.44m x 4.49m) 2 UPVC double glazed windows to the rear elevation, 2 centre light points, fitted gas fire, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, integrated Neff oven, integrated Moffat ceramic hob, extractor hood over, inset stainless steel sink with mixer tap, plumbing and space for automatic washing machine, space for further appliances, door to:

INNER LOBBY

3' 3" x 5' 6" (1.0m x 1.7m) Centre light point, space for fridge/freezer, sliding door to:

UNDERSTAIRS STORAGE AREA

Shelving, electric consumer unit.

From the Entrance Hallway the staircase rises to:

HALF LANDING

UPVC double glazed window to the side elevation.

FIRST FLOOR LANDING

8' 11" x 12' 2" (2.72m x 3.71m) Centre light point, smoke alarm, access to loft space, storage cupboard off with shelving, door to:

BEDROOM 1

11' 10" x 16' 0" (3.63m x 4.90m) UPVC double glazed window to the rear elevation, coved ceiling, 2 double wall lights, electric storage heater, BT point, fitted double wardrobes x 4.

BEDROOM 2

11' 10" x 13' 5" (3.62m x 4.09m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, electric storage heater, double door wardrobe with shelving, further double door wardrobe with hanging rail and shelving.

BEDROOM 3

9' 4" x 8' 9" (2.85m x 2.69m) UPVC double glazed window to the front elevation, coved ceiling, centre light point.

FAMILY BATHROOM

8' 1" x 7' 6" (2.47m x 2.30m) Obscure UPVC double glazed window to the rear elevation, centre light point, radiator, heated towel rail, fully tiled walls, shaver point, medicine cabinet, storage cupboard off housing hot water cylinder with slatted shelving, fitted with a two piece suite comprising pedestal wash hand basin with taps, bath with taps, shower rail and curtain with fitted power shower over.

CLOAKROOM

2' 10" x 4' 7" (0.88m x 1.42m) Obscure UPVC double glazed window to the side elevation, centre light point, low level WC.

EXTERIOR

Fencing to the front boundary and concrete driveway providing multiple off-road parking for vehicles. The front garden has a wide range of shrubs and trees (which needs cutting back).

REAR GARDEN

Patio area, wooden garden shed, mainly laid to lawn with a wide range of mature shrub and tree borders.

DIRECTIONS/AMENITIES

From the centre of Spalding at the High Bridge proceed into Church Street continue round the left hand bend into Halmergate then take the second left hand turning into Cley Hall Drive where upon the property is situated after a short distance on the left hand side. Highly regarded local schools and the Town Centre are all within easy walking distance. Spalding has a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 48 minutes.



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: S11053

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		