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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



2 Park Avenue, Spalding PE11 1QU

GUIDE PRICE - £160,000 Freehold

- Requires Modernisation/Improvement
- 3 Bedrooms
- No Chain
- Lounge and Dining Room
- Viewing Recommended

3 bedroom detached property with accommodation comprising entrance lobby, lounge, dining room, kitchen, sun room and bathroom to the ground floor; 3 bedrooms to the first floor. Enclosed rear gardens, garage. Gas central heating, No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Obscure UPVC double glazed door leading into:

ENTRANCE LOBBY

Staircase rising to first floor, electric wall heater, door to:

LOUNGE

11' 0" x 13' 5" (3.37m x 4.10m) into bay. Aluminium double glazed bay window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, fitted gas fire, TV point, telephone point, central heating thermostat, sliding door into:

DINING ROOM

10' 11" x 14' 7" (3.33m x 4.45m) Aluminium double glazed window to the side elevation, coved ceiling, centre light point, double radiator, gas fire.

UNDERSTAIRS STORAGE CUPBOARD with obscure glazed window to the side elevation, lighting and power point.

From the Dining Room a door leads into:



KITCHEN

8' 1" x 9' 8" (2.47m x 2.95m) Aluminium double glazed window to the side elevation, wooden glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, storage cupboard off housing electric consumer unit board, further storage cupboard with shelving. Fitted with base units, inset stainless steel sink, freestanding electric cooker, door to:

FAMILY BATHROOM

5' 5" x 7' 10" (1.66m x 2.39m) Aluminium obscure double glazed window to the side elevation, centre light point, part tiled walls, radiator, wall mounted gas boiler, medicine cabinet, fitted with a three piece suite comprising low level WC, wash hand basin with taps fitted into vanity unit with storage below, bath with taps.

From the Kitchen an obscure glazed door leads into:

SUN ROOM

6' 6" x 9' 7" (2.0m x 2.93m) Single skin construction, UPVC double glazed windows to the rear and to the side elevations, UPVC double glazed door to the side elevation, plumbing for washing machine.

From the Entrance Lobby the staircase rises to:

FIRST FLOOR LANDING

Aluminium double glazed window to the side elevation, centre light point, access to loft space, smoke alarm, radiator. Door to:

MASTER BEDROOM

10' 11" x 11' 1" (3.35m x 3.38m) Aluminium double glazed window to the front elevation, skimmed ceiling, centre light point, picture rail, double radiator, fitted storage cupboard off.

BEDROOM 2

7' 6" x 15' 2" (2.31m x 4.64m) UPVC double glazed window to the rear elevation, centre light point, picture rail, radiator. Storage cupboard off with slatted shelving.

BEDROOM 3

7' 5" x 9' 4" (2.28m x 2.85m) Aluminium double glazed window to the side elevation, skimmed ceiling, centre light point, radiator.

EXTERIOR

Dwarf brick wall and brick wall to both side elevations, front foregarden which is designed for ease of maintenance, paved pathways, patio and shrub borders. Side wooden access gate leading into:

REAR GARDEN

Fenced boundaries, brick wall, patio area, the garden is mainly laid to lawn with a wide range of mature shrub and tree borders.

DETACHED GARAGE

9' 8" x 15' 10" (2.96m x 4.84m) Side access door, double wooden doors to the front, power and lighting, work bench, electric consumer board.

DIRECTIONS

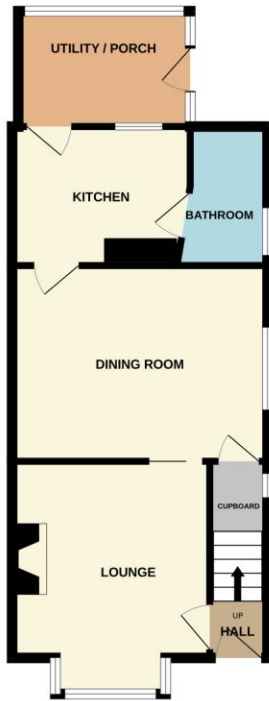
Leave the town centre along Winsover Road, proceeding over the level crossing turn right on to Park Road and left into Park Avenue.

AMENITIES

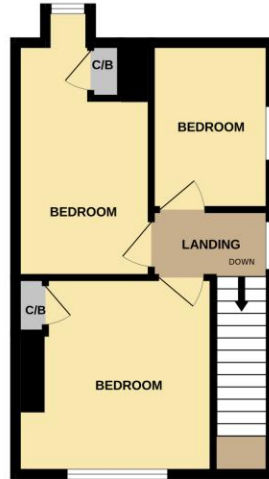
Spalding town centre is within easy walking distance and offers a range of shopping, banking, leisure, commercial and educational facilities along with a railway station, various sports clubs, the innovative water taxi service and the Springfields retail outlet / Festival Gardens. The Cathedral city of Peterborough is approximately 18 miles to the south and has a fast train link with London Kings Cross minimum journey time 50 minutes.



GROUND FLOOR
NaN sq.ft. (NaN sq.m.) approx.



1ST FLOOR
NaN sq.ft. (NaN sq.m.) approx.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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		83 B
69-80	C		
55-68	D	55 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: S11207

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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