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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



18 Cowbit Road, Spalding PE11 2RD

**GUIDE PRICE - £100,000 Freehold**

- Requires Refurbishment/Modernisation
- Popular Town Location
- No Chain
- 2 Bedrooms, 2 Reception Rooms
- Viewing Recommended

2 bedroom end terraced property comprising entrance hallway, lounge, dining room, kitchen, 2 bedrooms and bathroom. The property requires refurbishment/modernisation.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### ACCOMMODATION

Solid wooden door with glazed panel leading into:

#### ENTRANCE HALLWAY

3' 7" x 12' 7" (1.1m x 3.86m) Skimmed ceiling, decorative cornice, solid floorboards, electric storage heater, staircase leading to first floor, solid door leading into:

#### LOUNGE

10' 5" x 12' 5" (3.2m x 3.81m) Wooden sash window to the front elevation, skimmed and coved ceiling, electric wall heater, feature tiled fireplace with tiled hearth and open grate, opening into:

#### DINING ROOM

10' 7" x 11' 6" (3.23m x 3.53m) Wooden sash window to the rear elevation, skimmed ceiling, centre light point, decorative open fire place with tiled surround and mantle, fitted



cupboards into recess, step down and door into:

#### **KITCHEN**

8' 6" x 9' 4" (2.6m x 2.85m) Wooden sash window to the side elevation, solid wooden door to the side elevation, skimmed ceiling, fitted kitchen unit with stainless steel sink, feature wrought iron fireplace, door to;

#### **UNDERSTAIRS STORAGE CUPBOARD**

Housing electric meter, shelving.

From the Entrance Hallway the staircase rises to:

#### **FIRST FLOOR LANDING**

Door to:

#### **FAMILY BATHROOM**

8' 7" x 10' 3" (2.62m x 3.14m) Wooden sash window to the rear elevation, centre light point, electric wall heater, storage cupboard off housing hot water cylinder. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with shower mixer tap.

#### **BEDROOM 2**

9' 1" x 11' 3" (2.78m x 3.44m) Wooden sash window to the rear elevation, centre light point, feature wrought iron fireplace.

#### **MASTER BEDROOM**

12' 4" x 14' 11" (3.77m x 4.55m) Woodensash window to the front elevation, centre light point, feature wrought iron fireplace, fitted cupboard into recess, electric wall heater.

#### **EXTERIOR**

Right of way access from a gate further along leading into:

#### **GARDEN**

2 lean-to brick built sheds, the garden to the rear is laid to lawn but in need of attention.

#### **DIRECTIONS**

From the High Bridge proceed alongside the river into Cowbit Road and the house is on the left hand side.

#### **AMENITIES**

Spalding town centre is within easy walking distance and the town has a wide range of shopping, banking, leisure, commercial and education facilities along with the Springfields Shopping Outlet, Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes).





**TOTAL FLOOR AREA:** 943 sq ft. (87.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their quantity or efficiency. Made with Blueprints 12/2021

**TENURE**

Freehold

**SERVICES**

Mains electricity, water and drainage.

**COUNCIL TAX BAND**

Band A

**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: S11247**

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.

**ADDRESS**

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Produced: 20 June 2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	