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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



15 Sunningdale Avenue, Spalding PE11 2SP

GUIDE PRICE - £175,000 Freehold

- Detached Bungalow
- 2 Bedrooms
- Driveway and Garage
- Requires Refurbishment and Updating

Detached bungalow in need of refurbishment. Popular residential location. Front and rear gardens, driveway and garage. Gas central heating with modern boiler. Ideal investment opportunity - no onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Recessed storm porch with external electric light and part glazed UPVC door to:

RECEPTION HALL

14' 10" x 5' 1" (4.53m x 1.55m) Radiator, access to loft space, ceiling light, doors arranged off to:

LOUNGE

15' 10" x 11' 5" (4.84m x 3.48m) UPVC front window, radiator, coal effect gas fire with ceramic tiled hearth and surround, ceiling light, obscure glazed borrowed light panelling.

KITCHEN

11' 11" x 10' 6" (3.65m x 3.22m) UPVC rear window, modern Worcester gas fired central heating boiler, single drainer stainless steel sink unit with basic cupboards beneath, roll



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

edged worktop with basic base cupboards and drawers, eye level wall cupboard, radiator, plumbing and space for washing machine, walk-in shelved pantry, obscure glazed door to:

REAR ENTRANCE/SMALL GARDEN ROOM

8' 3" x 5' 10" (2.52m x 1.79m) UPVC external entrance door with UPVC rear and side windows, recessed shelved storage cupboard.

Also from the Reception Hall further doors to:

BEDROOM 1

11' 6" x 12' 0" (3.52m x 3.66m) UPVC front window, radiator, ceiling light, fitted wardrobes.

BEDROOM 2

11' 11" x 10' 6" (3.64m x 3.22m) UPVC window to the rear elevation, ceiling light, radiator.

BATHROOM

8' 5" x 6' 8" (2.59m x 2.04m) maximum Three piece suite comprising panelled bath with Triton shower over, wash hand basin, low level WC, partial wall tiling, radiator, obscure glazed UPVC window, built-in Airing Cupboard (included within the room measurement).

EXTERIOR

There is an established garden to the front with lawn and stocked borders (somewhat overgrown), block paved driveway and tarmacadam turning area with access to:

SINGLE GARAGE

16' 10" x 8' 10" (5.14m x 2.71m) Up and over door, concrete floor, power and lighting, modern consumer unit and meters.

Gated access to the side of the Garage leading down the side of the property in turn to:

REAR GARDENS

Privately enclosed with dose boarded timber fencing. The gardens are somewhat overgrown with extensive bushes and shrubs and a central lawned area as can be seen on the photographs.

DIRECTIONS

From the centre of Spalding proceed along the west bank of the River Welland in a southerly direction along London Road continuing right down to the 'T' junction at Little London opposite the BP Garage. Turn right into Little London and then right into Hawthorn Bank, first right into St Andrews Road, then take a left hand turning into Sunningdale Avenue and the property is situated on the left hand side.

AMENITIES

The nearby area of Little London has a general stores, fish and chip shop, builders merchants and service station. The town centre is just over a mile from the property and offers a full range of shopping, banking, leisure, commercial and educational facilities.

AGENTS NOTE

In the Agents opinion the property does require a significant refurbishment programme but offers a great opportunity for a budding investor. Proof of financial status may be requested prior to viewings taking place.

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



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: S11224

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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