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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



34 Park Avenue, Spalding PE11 1QX

GUIDE PRICE - £172,950 Freehold

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

Detached bungalow in need of significant refurbishment and updating. Gas central heating, driveway and garage. Enclosed gardens. Popular residential location. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Brick arched entrance with half glazed UPVC front entrance door leading into:

RECEPTION HALL

15' 3" maximum x 5' 4" (4.65m maximum x 1.63m)
Radiator, Airing Cupboard housing hot water cylinder (included within the room measurement), doors arranged off to:

LOUNGE

13' 5" x 12' 3" (4.10m x 3.74m) Dual aspect with windows to the front and side elevations, ceramic tiled fireplace, TV point, radiator, ceiling light, part glazed double doors to:



BREAKFAST KITCHEN

12' 4" x 9' 1" (3.78m x 2.78m) Radiator, side window, single drainer sink unit with cupboards beneath, glazed provisions cupboard, eye level wall cupboard, window overlooking the Conservatory with integrated Xpelair extractor fan, fluorescent strip light.

BEDROOM 1

12' 2" x 11' 8" (3.73m x 3.58m) Window to the front elevation, radiator, ceiling light.



BEDROOM 2

10' 9" x 10' 9" (3.29m x 3.29m) Window to the rear elevation, radiator, ceiling light.

SHOWER ROOM

5' 11" x 6' 7" (1.82m x 2.03m) Shower cabinet with Mira shower, low level WC, pedestal wash hand basin, obscure glazed window, ceiling light.

From the Kitchen a door opens into:



LEAN-TO CONSERVATORY

10' 0" x 12' 5" (3.07m x 3.79m) UPVC double glazed construction with plumbing and space for washing machine, wall light and power point.

EXTERIOR

To the front of the property there is a predominantly paved area with low retaining capped brick wall to the front boundary, driveway and:

ATTACHED GARAGE

Up and over door.

ENCLOSED REAR GARDENS

Generally over grown with a patio area, timber shed and close boarded fencing to the side and rear boundaries.

DIRECTIONS

From the centre of town proceed in a westerly direction along Winsover Road, after crossing the level crossing turn immediately right into Park Road and then take a left hand turning into Park Avenue. Follow the road round a couple of bends and the property is situated on the left hand side indicated by the Agents For Sale sign.

AMENITIES

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



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



GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA - 948 sq.ft. (88.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor area, measurements of stairs, voids, porches and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The correct, square or equivalent area may not be used and no guarantee as to their accuracy or efficiency can be given.
(Date with version: 02/23)

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

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Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: S11324

ADDRESS

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CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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