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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



80 Chestnut Avenue, Spalding PE11 2LQ

GUIDE PRICE - £99,995 Leasehold

- First Floor
- 2 Double Bedrooms
- Gas Central Heating
- Central Town Location
- No Chain

Spacious two bedroom first floor apartment with gas central heating and rear garden. Private entrance lobby, first floor landing, lounge, kitchen diner, 2 double bedrooms and shower room. Convenient for Spalding town centre. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

UPVC double glazed door to the rear elevation leading into:

ENTRANCE LOBBY

UPVC double glazed window to the side elevation, staircase rising to the first floor, intercom.

ENTRANCE HALLWAY

4' 8" x 9' 9" (1.44m x 2.98m) Stripped light, access to loft space, smoke alarm, centre light point, storage cupboard off with shelving, further storage cupboard off housing electric consumer unit board, door into:

SHOWER ROOM

6' 0" x 9' 1" (1.83m x 2.79m) UPVC obscured double glazed window to the rear elevation, centre light point, vinyl floor covering, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and



medicine cabinet above, fully tiled shower cubicle with fitted thermostatic shower over.

From the Entrance Hallway a door leads into:

KITCHEN DINER

9' 6" x 12' 9" (2.91m x 3.91m) UPVC double glazed window to the rear elevation, textured ceiling, 2 centre light points, radiator, fitted with a range of base and eye level units, work surfaces over, inset stainless steel sink with taps, tiled splashbacks, space for refrigerator and freezer, slot-in Creda oven, Hotpoint washing machine, door into:

LOUNGE

10' 7" x 15' 8" (3.25m x 4.78m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, feature fireplace, TV point.

BEDROOM 1

9' 10" x 13' 9" (3.01m x 4.21m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, fitted wardrobe with hanging rail.

BEDROOM 2

10' 5" x 15' 9" (3.19m x 4.81m) UPVC double glazed window to the rear elevation, strip light, coved ceiling, vinyl floor covering, radiator, fitted wardrobe, storage cupboard off housing Baxi gas boiler and hot water cylinder.

EXTERIOR

There is off-road parking a shared garden area.

DIRECTIONS

From the High Bridge in the centre of Spalding proceed along Church Lane veering left into Halmergate then taking the fourth left hand turning into Maple Grove, continue along to the 'T' junction turning left into Albert Street then turn right into Chestnut Avenue where upon the property is situated on the left hand side.

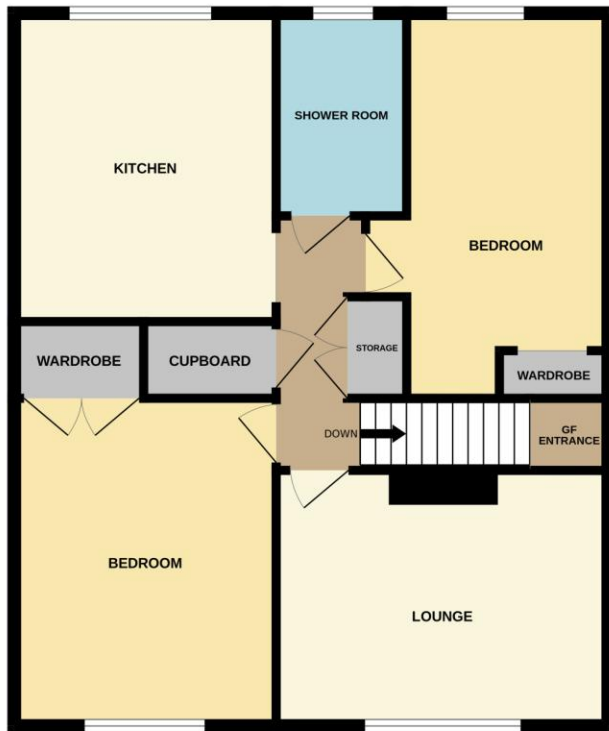
AMENITIES

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

GROUND RENT

The ground rent is £160 per annum.

FIRST FLOOR
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE
Leasehold

SERVICES
All Mains

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
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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.

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