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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



26 New Road, Spalding PE11 1DL

Guide Price £129,950 Freehold

- Ideal Investment Property
- Town Centre Location
- Small Garden
- Gas Central Heating
- No Chain

Two bedroom mid terraced cottage situated in a town centre location. Accommodation comprising lounge, kitchen, 2 double bedrooms and shower room. Enclosed courtyard. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Solid wooden door leading into:

LOUNGE

12' 5" x 12' 7" (3.81m x 3.84m) Wooden sash window to the front elevation, gas and electric meters, feature fireplace with electric fire, double radiator, 3 double wall lights. Solid wooden door into:



KITCHEN DINER

10' 5" x 14' 5" (3.20m x 4.41m) UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, skimmed ceiling, inset LED lighting, vinyl floor covering, radiator,



understairs storage area, staircase rising to the first floor. Fitted with a range of base and eye level units, work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, Neff stainless steel extractor hood, freestanding gas cooker, plumbing and space for washing machine, wall mounted i-mini gas boiler.

Staircase rising to:

FIRST FLOOR LANDING

Skimmed ceiling, centre light point, radiator, smoke alarm.

MASTER BEDROOM

13' 4" x 12' 9" (4.07m x 3.89m) 2 wooden sash windows to the front elevation, skimmed ceiling, 2 fitted wall lights, double radiator.

BEDROOM 2

7' 9" x 12' 7" (2.38m x 3.85m) UPVC double glazed window to the rear elevation, skimmed ceiling, access to loft space, fitted wall light, radiator.

SHOWER ROOM

6' 10" x 5' 7" (2.09m x 1.72m) Skimmed ceiling, inset LED lighting, extractor fan, shaver point, heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, fully conti-boarded shower enclosure with fitted thermostatic shower over.

EXTERIOR

Brick walled courtyard garden with lawn and gravelled area, external lighting.

DIRECTIONS

From the Agents offices proceed along New Road and the property is on the right hand side.

AMENITIES

All amenities associated with Spalding town centre are within easy walking distance including shopping, banking, leisure, commercial, educational and medical facilities along with the bus and railway station.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX 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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Ref: S11402

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.

ADDRESS

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