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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



9 Chancery Court, Spalding PE11 2DN

GUIDE PRICE - £149,995 Freehold

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

2 bedroom semi-detached house situated close to town. Accommodation comprising lounge, kitchen diner, 2 bedrooms and bathroom. Allocated parking, enclosed rear garden. Gas central heating. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Wooden obscured glazed door to the front elevation leading into:

LOUNGE

13' 4" x 14' 7" (4.08m x 4.45m) Wooden double glazed sash window to the front elevation, skimmed ceiling, centre light point, smoke alarm, double radiator, TV point, central heating thermostat, door to:

KITCHEN DINER

8' 3" x 13' 4" (2.53m x 4.07m) Wooden double glazed window to the rear elevation, wooden obscured double glazed door to the rear elevation, coved and textured ceiling, strip light, electric consumer unit board, radiator, fitted with a range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel bowl sink with taps, space for electric cooker, plumbing and space for washing machine.



From the Lounge the staircase rises to:

FIRST FLOOR LANDING

Coved and textured ceiling, centre light point, access to loft space, storage cupboard off housing Idea gas combination boiler, door into:

MASTER BEDROOM

11' 0" x 13' 5" (3.37m x 4.10m) 2 wooden sash double glazed windows to the front elevation, skimmed and coved ceiling, centre light point, radiator, BT point.

BEDROOM 2

6' 1" x 11' 6" (1.87m x 3.53m) Wooden double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator.

FAMILY BATHROOM

5' 5" x 6' 9" (1.67m x 2.08m) Wooden obscured double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with taps and fitted Triton T80 power shower over.

EXTERIOR

Dwarf brick wall, courtyard to the front. Lantern light.

Rear garden with patio and grassed areas. Brick wall to the rear and fenced boundaries to both side elevations.

There is allocated parking to the property.

DIRECTIONS/AMENITIES

From the centre of town at the High Bridge proceed in a southerly direction along the western bank of the River along London Road and take the second right hand turning into Haverfield Road. Take a left hand turning into Chancery Court.

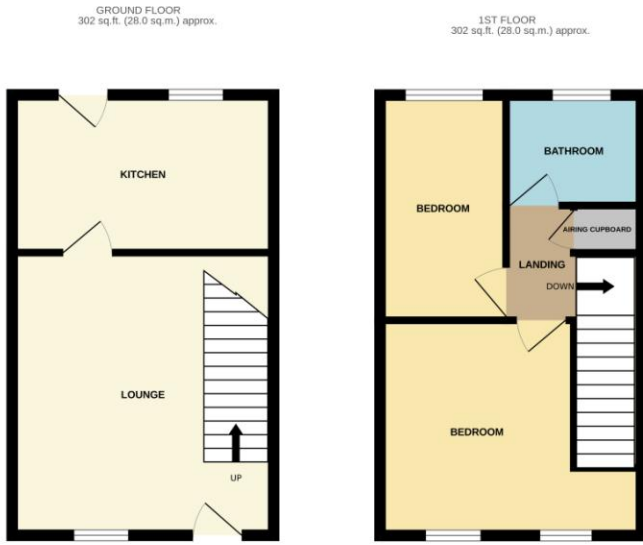
The town centre is within easy walking distance and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 18 miles to the south and offers a fast train link with London's Kings Cross minimum journey time 48 minutes.



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





TOTAL FLOOR AREA: 603 sq.ft. (56.0 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 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. Made with Metragen v2024

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: S11407

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		