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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



13 Spalding Common, Spalding PE11 3AS

£110,000 Freehold

- Redevelopment Opportunity
- Generous Plot of 0.22 of an Acre
- Sold As Seen
- 3 Bedrooms
- Edge of Town Location

Redevelopment opportunity of a 3 bedroom semi-detached house in a poor state of repair with generous sized plot totalling approximately 0.22 of an acre, range of timber and asbestos buildings. 'SOLD AS SEEN' with the buyer to clear the buildings and contents. CASH BUYERS ONLY.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

**ACCOMMODATION**

Rear entrance door to:

KITCHEN

8' 11" x 6' 11" (2.74m x 2.11m) Sink unit, basic range of cupboards. Inner door to:

LOUNGE

16' 2" x 11' 10" (4.94m x 3.63m) maximum Chimney breast with open fire, window to the front elevation, door to:

INNER LOBBY/UNDERSTAIRS CUPBOARD

Side window, door to:

BATHROOM

12' 4" x 5' 8" (3.77m x 1.75m) Bath, low level WC and hand basin. Main water heater (not working), obscure glazed window to the rear elevation.



From the Lounge a further door leads to:

ENTRANCE LOBBY

Aluminium framed front entrance door, staircase off, door to:

DINING ROOM

9' 6" x 11' 2" (2.92m x 3.42m) Window to the front elevation.

From the front Lobby the staircase rises to:

FIRST FLOOR LANDING

10' 5" x 3' 3" (3.18m x 1.00m) Access to loft space, doors arranged off to:

BEDROOM 1

16' 1" x 12' 0" (4.91m x 3.67m) Dual aspect with windows to the front and rear elevations, recessed wardrobe.

BEDROOM 2

12' 7" x 11' 10" (3.84m x 3.62m) maximum Window to the front elevation, recessed wardrobe.

BEDROOM 3

7' 0" x 8' 11" (2.14m x 2.74m) Window to the rear elevation.

EXTERIOR

The property occupies a generous sized plot extending to approximately 0.22 of an acre (subject to survey) and includes a front garden mainly grassed with a gated driveway to off-road parking (overgrown) leading to further garden space and a range of outbuildings including:-

WORKSHOP

19' 4" x 30' 2" (5.9m x 9.2m) Concrete base, concrete timber and asbestos construction. There are two further sheds again with asbestos panelling etc. and the sheds (as seen from the photographs) are sold as seen with a number of hand tools etc.

POTENTIAL REDEVELOPMENT

In the Agent's opinion, the site could be ripe for redevelopment or for the house to be significantly extended subject to the necessary planning consents.

DIRECTIONS

From the centre of Spalding at the High Bridge proceed in a southerly direction along the West Bank of the River Welland and continue to the 'T' junction at Little London. Turn right and then continue into Spalding Common and the property is situated on the left hand side opposite the Nursing Home indicated by the Agents For Sale sign.

AMENITIES

Nearby Little London has a General Stores, Builders Merchants, Fish and Chip shop, service station etc. The centre of Spalding is a round 1.5 miles from the property and offers a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations.

Awaiting floorplan

Awaiting EPC

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: S11632

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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