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Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



310 Park Road, Spalding PE11 1QT

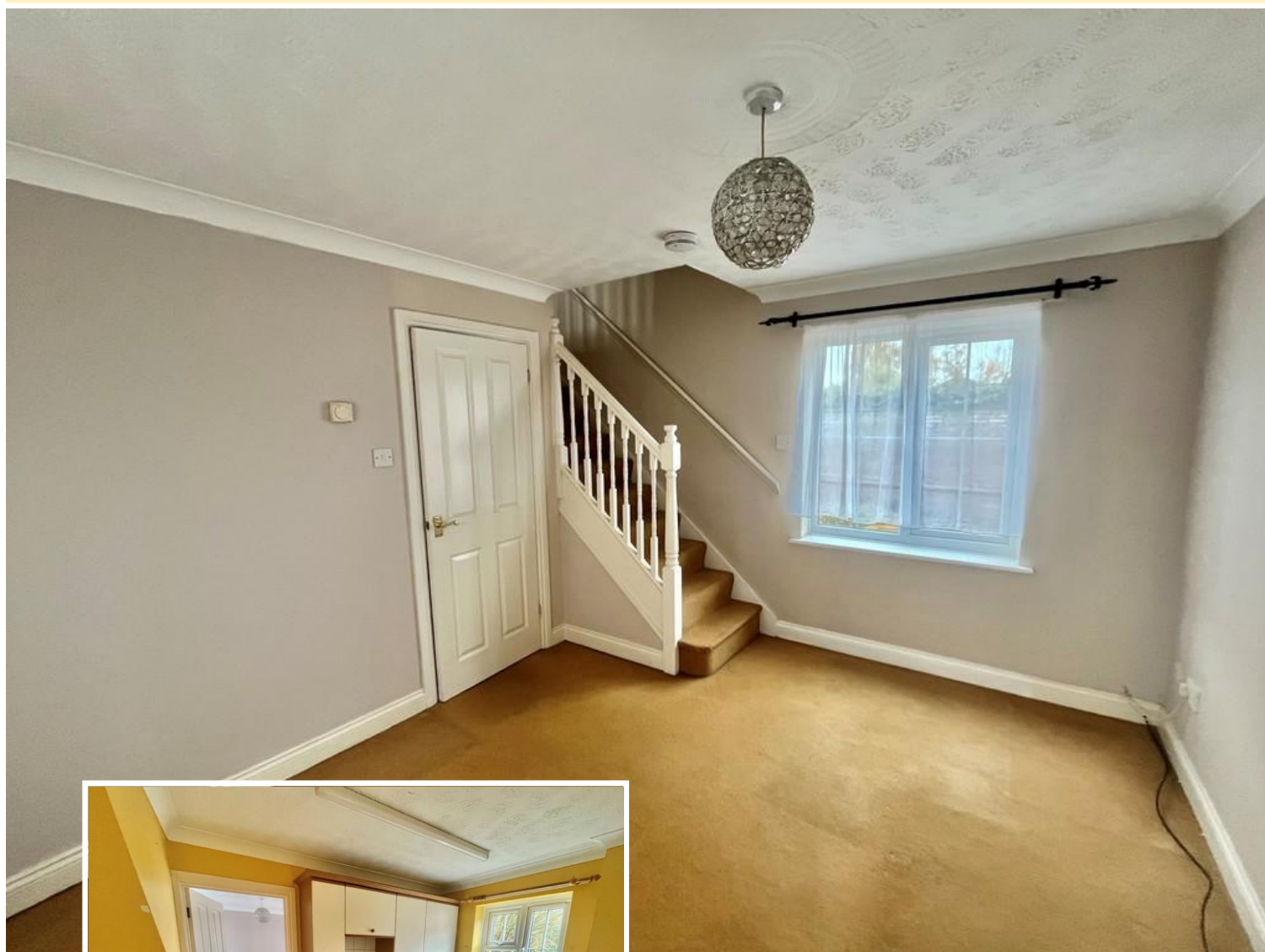
£139,950 Freehold

- Ideal Investment/First Time Buy
- 2 Bedrooms
- Off-Road Parking, Low Maintenance Rear Garden
- Walking Distance of Town
- Gas Central Heating

Quirky 2 bedroom property in town location with off-road parking and low maintenance gardens. Ideal first time buyer/investment property. UPVC windows, gas central heating.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Part glazed UPVC front entrance door into:

DINING AREA

7' 9" x 6' 9" (2.37m x 2.07m) Vinyl floor covering, radiator, wall mounted Baxi gas fired central heating boiler, coved and textured ceiling, ceiling light, half glazed UPVC rear entrance door, square arch to:

BREAKFAST KITCHEN

12' 11" x 6' 9" (3.96m x 2.07m) Roll edged worktops, 4 burner gas hob, electric oven, single drainer sink unit, roll edged worktop, cupboards beneath, tiled splashback, eye level wall cupboards, UPVC window to the front elevation, radiator, fuse box, plumbing and space for washing machine, further appliance space, door to:

LOUNGE

13' 0" x 10' 2" (3.98m x 3.12m) maximum Dual aspect with UPVC windows to the front and rear elevations, coved and textured



ceiling, ceiling light, smoke alarm, central heating thermostat control, telephone point, TV point, staircase off.

From the corner of the Lounge the staircase rises to:

FIRST FLOOR LANDING

UPVC window to the rear elevation, radiator, access to loft space, coved and textured ceiling, ceiling light, smoke alarm, doors arranged off to:

BEDROOM 1

13' 0" x 10' 4" (3.98m x 3.16m) maximum UPVC window to the front elevation, coved and textured ceiling, ceiling light, radiator, built-in store cupboard.

BEDROOM 2

7' 10" x 6' 9" (2.39m x 2.06m) UPVC window to the front elevation, radiator, access to loft space, coved and textured ceiling, ceiling light.

BATHROOM

6' 9" x 5' 10" (2.07m x 1.78m) Three piece suite comprising panelled bath with mixer tap, shower attachment and screen, low level WC, pedestal wash hand basin, radiator, coved and textured ceiling, ceiling light, shaver point, obscure glazed UPVC window.

EXTERIOR

At the front of the property there is a useful off-road parking space, pathway to the front door, small gravelled and railed courtyard, gas and electricity meters. Gated access leading round to:

ENCLOSED LOW MAINTENANCE REAR GARDEN

Paved patio and large concreted area with garden shed, brick wall to the rear boundary and fencing to the side boundaries, outside light. The property backs on to the railway line.

DIRECTIONS

From Spalding proceed in a northerly direction along Pinchbeck Road, continue past the West Elloe traffic lights, turning immediately left into Park Road and the property is situated on the right hand side.

AMENITIES

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



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: S11913

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		