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23 Custom House Street, Sutton Bridge PE12 9UJ

**£99,950 Freehold**

- No Onward Chain
- Ideal Investment/First Time Buy
- 2 Bedrooms, 2 Reception Rooms
- Enclosed Garden
- Viewing Recommended

2 bedroom end-terraced house with gas central heating and UPVC windows. 2 reception rooms, kitchen and ground floor bathroom. Enclosed garden. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406

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

**ACCOMMODATION**

Part glazed UPVC front entrance door to:

**ENTRANCE LOBBY**

Staircase off, doors arranged off to:

**SITTING ROOM**

11' 6" x 9' 11" (3.53m x 3.03m)

Dual aspect with UPVC windows to the front and side elevations, radiator, fitted carpet.

**DINING ROOM**

8' 3" x 9' 6" (2.53m x 2.91m)

UPVC window to the side elevation, radiator, fitted carpet.

**KITCHEN**

10' 3" x 8' 5" (3.13m x 2.57m)

Roll edged worktop, fitted base cupboards and drawers,



single drainer stainless steel sink unit, tiled splashback, eye level wall cupboard, plumbing and space for washing machine, electric and gas cooker points, textured ceiling, ceiling light, UPVC window to the side elevation, half glazed UPVC external entrance door, door to:

#### **INNER LOBBY**

Coat hooks, cupboard housing the Ideal gas fired central heating boiler and door to:

#### **BATHROOM**

7' 0" x 5' 7" (2.15m x 1.72m)

Three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, radiator, obscure glazed UPVC window, textured ceiling, ceiling light.

From the Entrance Lobby the carpeted staircase rises and splits with 4 steps leading initially to:

#### **BEDROOM 1**

11' 6" x 10' 1" (3.52m x 3.08m)

Dual aspect with UPVC windows to the front and side elevations, access to loft space, radiator, textured ceiling, ceiling light, large walk-in wardrobe.

From the staircase 4 steps lead the other way to:

#### **BEDROOM 2**

8' 3" x 9' 6" (2.53m x 2.91m)

UPVC window to the side elevation, fitted carpet, ceiling light, radiator.

#### **EXTERIOR**

The property is situated at the end of the terrace on the corner of Custom House Street and Lime Street. There is a small lawned area to the front, concreted area to the side providing potential off-road parking space, hand gate to the rear giving access to:

#### **ENCLOSED REAR GARDEN**

Comprising lawned area and patio/seating area with close boarded timber fencing to the outer boundaries.

#### **DIRECTIONS**

From Spalding proceed in an easterly direction along the A151 to Holbeach, proceeding on to the A17 eastbound and continuing to Sutton Bridge. At the bridge turn left on to Bridge Road, then right following the left hand bend on to the west bank taking the second turning into Lime Street and the property is situated on the left hand side on the corner of Custom House Street.

#### **AMENITIES**

Local amenities include primary school, various shops, public house etc. The large well served town of Kings Lynn is 10 miles distant and there is easy access to the north North Coast, Peterborough, Spalding etc.





## TENURE Freehold

**SERVICES** Mains water, electricity and drainage.

## 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: S11924

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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