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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



80 London Road, Long Sutton PE12 9ED

**£120,000 Freehold**

- Victorian Terraced House
- 2 Bedrooms - both with Cast Iron Fireplaces
- Low Maintenance Enclosed Garden
- No Chain

Victorian terraced house convenient for nearby bus stops convenience store & town amenities offering 2 bedrooms, lounge, dining room, conservatory, modern kitchen, downstairs bathroom, small low maintenance patio garden, brick shed, gas central heating, upvc double glazing & no upward chain.

SPALDING 01775 766766 BOURNE 01778 420406

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





Upvc double glazed front entrance door into:

**LOUNGE:**

11'5 x 9'5 (3.48m x 2.87m) max

Upvc double glazed window to the front. Radiator. Tiled open fireplace. Cupboards to chimney recesses.

**DINING ROOM:**

12'4 x 11'5 (3.76m x 3.48m) max

Radiator. Open fireplace. Built in cupboard to chimney recess. Stairs to the first floor.



#### **KITCHEN:**

11'7 x 5'6 (3.53m x 1.68m) Upvc double glazed window to the rear. Skylight window. Fitted base units with work top over and matching wall units. Inset stainless steel sink and drainer with mixer tap. Tiled splash backs. Space for cooker and fridge/freezer. Upvc double glazed door to:

#### **CONSERVATORY:**

11'5 x 9'10 (3.48m x 3.02m) Brick & upvc double glazed construction with French doors to the rear plus windows to the side and rear. Space and plumbing for washing machine. Tiled floor.

#### **INNER LOBBY:**

Situated between the kitchen & bathroom.

#### **BATHROOM:**

Upvc double glazed window to the rear. Fitted white suite comprising bath with shower mixer tap, hand basin and wc. Radiator. Part tiled walls.

#### **FIRST FLOOR LANDING:**

**Wall mounted gas fired boiler.**

#### **BEDROOM 1**

11'4 x 9'7 (3.45m x 2.92m) max

Upvc double glazed window to the front. Radiator. Decorative cast iron fireplace.

#### **BEDROOM 2**

12'4 x 8'8 (3.76m x 2.64m) max

Upvc double glazed window to the rear. Radiator. Decorative cast iron fireplace.

#### **OUTSIDE:**

#### **FRONT:**

Low maintenance gravel garden area.

#### **REAR:**

Gravel and paved low maintenance enclosed rear yard/patio garden. Brick store shed. Gated pedestrian right of way serving this and neighbouring property to the right, leading to communal access path to the front.

#### **DIRECTIONS:**

From the A17/A1101 Long Sutton roundabout take the A1101 Wisbech Road exit sign posted Long Sutton. At the Junction turn left towards Long Sutton where the property can be located on your left hand side (before the Spar store).





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 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: 17640

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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