



Rowan Avenue, Spalding PE11 2LH

welcome to

Rowan Avenue, Spalding

Three bedroom first floor flat, NEEDS SOME COSMETIC UPDATING & AVAILABLE WITH NO CHAIN. Lounge & kitchen. Family bathroom with three piece suite. OFF ROAD PARKING FOR AT LEAST ONE CAR & ENCLOSED REAR GARDEN



Lounge

12' 3" x 14' 9" (3.73m x 4.50m)

Having fireplace with gas fire

Kitchen

9' 7" x 9' 4" (2.92m x 2.84m)

Having a range of wall and base units, work surfaces and a one and a half bowl sink. Integrated electric oven, four ring gas hob and extractor. Space for washing machine and fridge, wall mounted gas boiler

Bedroom 1

12' 11" x 9' 8" (3.94m x 2.95m)

Built-in cupboard

Bedroom 2

12' 2" x 12' 3" (3.71m x 3.73m)

Built-in wardrobe

Bedroom 3

6' 11" x 6' 10" (2.11m x 2.08m)

Bathroom

6' 10" x 6' 11" (2.08m x 2.11m)

Comprising three piece suite of WC, pedestal sink and bath with electric shower over

Outside

To the front of the property there is a gravel driveway providing off road parking for one car and a concrete path leading to the steps to access the property and to the rear garden. Enclosed by fencing, the rear garden is laid in the majority to lawn

Store

3' 2" x 7' 2" (0.97m x 2.18m)

Agents Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Rowan Avenue, Spalding

- THREE BEDROOM FIRST FLOOR FLAT WITH INDEPENDANT ACCESS
- LOUNGE & KITCHEN
- FAMILY BATHROOM WITH THREE PIECE SUITE
- OFF ROAD PARKING FOR AT LEAST ONE CAR
- ENCLOSED REAR GARDEN

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113025 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)