



Bourne Road, Spalding PE11 1JW

welcome to

Bourne Road, Spalding

*** CASH BUYERS ONLY *** Semi detached property separated in to a ground floor & first floor flat, IDEAL FOR AN INVESTOR & AVAILABLE WITH NO CHAIN. Both flats have their own INDEPENDANT LIVING SPACE, KITCHEN & BATHROOM FACILITIES. Enclosed garden to the rear



Ground Floor Flat

Kitchen

9' 9" x 6' 5" (2.97m x 1.96m)

Having a range of wall and base units, work surfaces and stainless steel sink. Integrated oven, hob and extractor. Tiled floor, door to bedrooms and door leading to lounge and bathroom

Lounge

12' 8" x 11' 4" (3.86m x 3.45m)

Having tiled floor and French doors to rear garden

Bedroom 1

11' 2" x 11' 9" (3.40m x 3.58m)

Bedroom 2

11' 8" x 11' (3.56m x 3.35m)

Bathroom

8' x 5' 7" (2.44m x 1.70m)

Comprising three piece suite of WC, pedestal sink and bath with shower over. Extractor, heated towel rail and wall mounted gas boiler

First Floor Flat

Lounge

11' 9" x 11' 3" (3.58m x 3.43m)

Kitchen

11' 5" x 9' 3" (3.48m x 2.82m)

Having a range of wall and base units, work surfaces and stainless steel sink. Integrated oven, hob and extractor. Tiled floor and door to bathroom

Bedroom

11' 8" x 11' 1" (3.56m x 3.38m)

Bathroom

6' 6" x 4' 11" (1.98m x 1.50m)

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

Outside

To the front of the property there is a gravel driveway providing off road parking for at least one car. A concrete pathway leads to the side of the property and gives access to the rear courtyard. Enclosed by timber fencing, the rear courtyard is low maintenance

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

Bourne Road, Spalding

- SEMI DETACHED PROPERTY BEING SOLD WITH FREEHOLD & NO CHAIN
- CURRENTLY SPLIT IN TO A GROUND FLOOR & 1ST FLOOR FLAT, BOTH ONE BEDROOM
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE & AMENITIES
- IDEAL INVESTMENT PROPERTY

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113417 - 0005

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.

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