



Pennygate, Spalding PE11 1NL

welcome to

Pennygate, Spalding

Two double bedroom end terraced property, AVAILABLE WITH NO CHAIN & WITHIN WALKING DISTANCE TO AMENITIES INCLUDING SCHOOLS. Two reception rooms & kitchen. UPSTAIRS BATHROOM WITH THREE PIECE SUITE. Off road parking & enclosed rear garden. IDEAL FOR FIRST TIME BUYERS & INVESTORS ALIKE



Lounge

11' 6" x 11' 1" (3.51m x 3.38m)

Feature open fireplace, solid wood flooring and door to:

Dining Room

11' 7" x 11' 1" (3.53m x 3.38m)

Solid wood flooring, door to stairs and door to:

Kitchen

15' 4" x 6' narrowing to 4' 10" (4.67m x 1.83m narrowing to 1.47m)

Having a range of wall and base units, work surfaces and a single bowl stainless steel sink. Space for electric oven, fridge, washing machine and tumble dryer

Landing

Bedroom 1

11' 7" x 11' 2" (3.53m x 3.40m)

Having built-in cupboard with wall mounted gas boiler and solid wood flooring

Bedroom 2

11' 7" x 8' 4" (3.53m x 2.54m)

Having built-in cupboard and solid wood flooring

Bathroom

7' 11" x 5' 11" (2.41m x 1.80m)

Comprising three piece suite of WC, pedestal sink and bath with electric shower over. Extractor and partly tiled walls

Sun Room

8' 6" x 4' 9" (2.59m x 1.45m)

Outside

Agents Note

This property has solar panels which are owned.

Agents Note

Number 6 and 8 have right of access over the rear pathway

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

Pennygate, Spalding

- TWO BEDROOM END TERRACED PROPERTY WITHIN WALKING DISTANCE OF TOWN
- TWO RECEPTION ROOMS
- FAMILY BATHROOM WITH THREE PIECE SUITE
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112847 - 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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