



Rural Avenue, West Pinchbeck Spalding PE11 3QH

welcome to

Rural Avenue, West Pinchbeck Spalding

William H Brown are now in receipt of an offer for the sum of £150,000 for 10, Rural Avenue, West Pinchbeck, Spalding, Lincolnshire, PE11 3QH. Anyone wishing to place an offer on the property should contact William H Brown, 18-19, Sheep Market, SPALDING, Lincolnshire, PE11 1BG before exchange of contract.



Entrance Hall

Having stairs to the first floor with a cupboard beneath.

W/C

Comprising of a fitted W/C.

Study

5' 10" x 10' 10" (1.78m x 3.30m)
Having French doors to the garden.

Lounge

14' 5" x 11' 8" (4.39m x 3.56m)
Comprising of laminate flooring. Brick fireplace with an open fire.

Dining Room

10' 11" x 9' 11" (3.33m x 3.02m)
Having a brick fireplace.

Kitchen

14' 10" x 8' 2" (4.52m x 2.49m)
Comprising of wall and base units. single bowl stainless steel sink. Tiled flooring. Three seater breakfast bar. Space for an electric oven, Fridge, dish washer and washing machine. Stainless steel extractor.

Landing

Having loft access. Built-in airing cupboard housing the hot water tank.

Bedroom One

11' 1" x 11' 8" (3.38m x 3.56m)
Comprising of a built-in cupboard.

Bedroom Two

10' 11" x 9' 11" (3.33m x 3.02m)

Bedroom Three

7' 1" x 10' 5" (2.16m x 3.17m)
Having a built-in cupboard.

Bathroom

5' 10" x 8' 10" (1.78m x 2.69m)
Comprising of a W/C. Pedestal sink. Bath with a

shower over.

Exterior

to the front of the property there is a driveway providing off road parking for at least two cars, as well as side gate entrance to the rear garden. Enclosed by fencing, the rear garden is in the majority laid to lawn with an undercover seating area. There are also outbuildings in the garden to include two timber sheds and a store

Agents Note

To be confirmed if the solar panels are owned or leased.

Agents Note

All services/appliances have not and will not be tested.

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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

Rural Avenue, West Pinchbeck Spalding

- THREE BEDROOM SEMI-DETACHED PROPERTY WITH NO ONWARD CHAIN
- THREE RECEPTION ROOMS & BREAKFAST KITCHEN
- FAMILY BATHROOM & DOWNSTAIRS WC
- OFF ROAD PARKING
- GOOD SIZED PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113088 - 0007

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.



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