



Hannam Boulevard, Spalding PE11 1LA

welcome to

Hannam Boulevard, Spalding

Three bedroom semi-detached property, AVAILABLE FROM THE 7TH OF AUGUST AS VACANT POSSESSION. Lounge, dining room & kitchen. DOWNSTAIRS FAMILY BATHROOM WITH FOUR PIECE SUITE. Off road parking for two cars & fully enclosed garden. CLOSE TO TOWN CENTRE WITH RANGE OF AMENITIES



Lounge

11' 5" x 12' 11" (3.48m x 3.94m)

Having laminate flooring. Fire with electric fire. Bay window to the front. Open plan with the dining room;

Dining Room

9' 3" x 15' 11" (2.82m x 4.85m)

Comprising of laminate flooring. Door to the under stair cupboard.

Kitchen

15' 6" x 7' 9" (4.72m x 2.36m)

Having wall and base units. One and a half stainless steel sink. Integrated electric oven, four ring induction hob, extractor. Space for a washing machine and dishwasher. Tiled flooring. French doors to the garden.

Downstairs Bathroom

14' 10" x 6' 8" (4.52m x 2.03m)

Having a W/C. Inset sink. Bath. Shower cubicle with dual head electric shower. Tiled walls and flooring. Built-in airing cupboard housing the hot water tank. Extractor.

Landing

Comprising of loft access.

Bedroom One

10' 7" x 12' 11" (3.23m x 3.94m)

Having a built-in single wardrobe.

Bedroom Two

10' 1" x 6' 7" (3.07m x 2.01m)

Bedroom Three

7' 2" x 8' 11" (2.18m x 2.72m)

Exterior

Front: Having parking for approximately two cars.

Rear: Enclosed by fencing. Central lawn. Under cover concrete seating area. Two timber sheds.

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

Hannam Boulevard, Spalding

- THREE BEDROOM SEMI-DETACHED PROPERTY WITH NO CHAIN
- LOUNGE, DINING ROOM & KITCHEN
- FAMILY BATHROOM WITH FOUR PIECE SUITE
- OFF ROAD PARKING
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113431 - 0010

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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