



Knipe Avenue, Spalding PE11 2YE

welcome to

Knipe Avenue, Spalding

Three bedroom semi-detached property, WALKING DISTANCE TO TOWN & NEEDING COSMETIC UPDATING. Lounge & KITCHEN DINER. Downstairs shower room with MODERN THREE PIECE SUITE & en-suite WC to master bedroom. Low maintenance gravel frontage & fully enclosed rear garden with UNDERCOVER SEATING AREA



Entrance Hall

Having stairs to the first floor.

Lounge

11' 3" x 13' 6" (3.43m x 4.11m)

Comprising of solid wood flooring.

Kitchen/ Diner

10' x 15' 4" (3.05m x 4.67m)

Having wall and base units. One and a half bowl stainless steel sink. Integrated electric oven, four ring induction hob. Space for a fridge freezer and dishwasher. Tiled flooring. Door leading to the garden. Door leading to the under stair cupboard.

Bedroom One

11' x 12' (3.35m x 3.66m)

Comprising of Laminate flooring.

En-Suite

3' 7" x 6' (1.09m x 1.83m)

Having a W/C. Inset sink.

Bedroom Two

8' 1" x 10' 1" (2.46m x 3.07m)

Comprising of laminate flooring.

Bedroom Three

7' 1" x 7' 2" (2.16m x 2.18m)

Comprising of laminate flooring.

Bathroom

9' 10" x 6' (3.00m x 1.83m)

Having a W/C. Inset sink. Walk in shower with dual head electric shower. Heated towel rail. Tiled walls.

Exterior

Front: Side gate to the rear

Rear: Enclosed by fencing. Large under cover decking area. Lawn. Timber garden shed. Outside tap.

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

Knipe Avenue, Spalding

- THREE BEDROOM SEMI DETACHED PROPERTY NEEDING SOME COSMETIC UPDATING
- LOUNGE & KITCHEN DINER
- MODERN DOWNSTAIRS SHOWER ROOM
- FULLY ENCLOSED REAR GARDEN WITH UNDERCOVER SEATING
- CLOSE TO TOWN CENTRE & AMENITIES

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:
SDG113232 - 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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