



Witham Road, Spalding PE11 3WT

welcome to

Witham Road, Spalding

Three bedroom mid-terraced property, IMMACULATELY PRESENTED & AVAILABLE WITH NO CHAIN. Lounge & kitchen diner. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Allocated parking to the front & fully enclosed rear garden with UNDERCOVER SEATING AREA. Close proximity to amenities



Entrance Hall

Having stairs to first floor, laminate flooring, door to WC, door to kitchen diner and door to:

Lounge

15' 8" x 10' 10" (4.78m x 3.30m)

Laminate flooring

Kitchen Diner

10' 1" x 17' 11" (3.07m x 5.46m)

Having a range of wall and base units, work surfaces and a one and a half bowl stainless steel sink.

Integrated electric oven, four ring gas hob, stainless steel extractor , fridge freezer, dishwasher and washing machine. Built-in understairs cupboard, laminate floor and French doors to garden

Wc

6' 3" x 2' 11" (1.91m x 0.89m)

Comprising two piece suite of WC and sink. Laminate floor and extractor

Landing

Having loft access, laminate flooring and built-in double cupboard

Bedroom 1

9' 7" x 10' 5" (2.92m x 3.17m)

Having built-in double wardrobe and door to:

En-Suite

4' 5" x 8' 4" (1.35m x 2.54m)

Comprising three piece suite of WC, pedestal sink and double shower cubicle with electric shower.

Extractor and shaving point

Bedroom 2

9' 3" x 10' (2.82m x 3.05m)

Bedroom 3

9' 2" max x 7' 6" (2.79m max x 2.29m)

Bathroom

6' 5" x 7' 1" (1.96m x 2.16m)

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

Outside

To the front of the property there is allocated parking for one car. The rear garden is fully enclosed by timber fencing and features a central lawn and decked seating area. There is an undercover patio area as well as a timber shed within the garden

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

Witham Road, Spalding

- MODERN THREE BEDROOM MID-TERRACED PROPERTY WITH NO CHAIN
- LOUNGE & KITCHEN DINER
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- ALLOCATED PARKING TO THE FRONT
- FULLY ENCLOSED REAR GARDEN WITH UNDERCOVER PATIO AREA

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113385 - 0009

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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