



Cradge Bank, SPALDING PE11 3AB

welcome to

Cradge Bank, SPALDING

Three bedroom semi-detached property, EXTENDED LIVING ACCOMMODATION & EDGE OF TOWN LOCATION. Two reception rooms & kitchen. UPSTAIRS FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM. Off road parking for two cars & SPACIOUS REAR GARDEN. An ideal first time buy!!



Entrance Hall

having stairs to first floor and door to:

Lounge

13' 1" x 13' 8" (3.99m x 4.17m)

having fireplace with gas fire (gas supply switched off)

Kitchen

7' 9" x 16' 10" (2.36m x 5.13m)

having a range of wall and base units, work surfaces and a one and a half bowl sink. Space for electric range oven with four ring gas hob and fridge freezer. Integrated stainless steel extractor, wine rack and dishwasher. Built-in understairs cupboard and door to:

Sitting / Garden Room

9' x 12' (2.74m x 3.66m)

having French doors to rear garden and door to:

Shower Room

9' x 2' 11" (2.74m x 0.89m)

comprising three piece suite of WC, sink and shower cubicle with electric shower. Extractor, heated towel rail and tiled floor

Landing

with loft access

Bedroom 1

10' 1" x 9' 3" (3.07m x 2.82m)

having built-in wardrobes

Bedroom 2

10' 11" x 8' 11" (3.33m x 2.72m)

having built-in cupboard

Bedroom 3

8' x 7' 7" (2.44m x 2.31m)

Bathroom

5' 2" x 6' 2" (1.57m x 1.88m)

comprising three piece suite of WC, pedestal sink and bath. Partly tiled walls and tiled floor

Outside

to the front of the property there is a gravel and tarmac driveway providing off road parking for at least two vehicles. There is side access to the rear where the rear garden is fully enclosed by timber fencing, featuring a patio area, lawn with shrub and plant borders and a good sized timber garden shed

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

Cradge Bank, SPALDING

- THREE BEDROOM SEMI-DETACHED PROPERTY ON OUTSKIRTS OF TOWN
- TWO RECEPTION ROOMS & KITCHEN
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM
- OFF ROAD PARKING FOR TWO CARS
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112458 - 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.

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