



Rembrandt Way, Spalding PE11 3HX

welcome to

Rembrandt Way, Spalding

Two double bedroom detached bungalow, POPULAR RESIDENTIAL LOCATION & NO CHAIN. Large lounge & breakfast kitchen. Shower room with MODERN THREE PIECE SUITE. Block paved driveway, SINGLE GARAGE & fully enclosed rear garden. VIEWING ADVISED!!



Entrance Porch

5' x 2' 7" (1.52m x 0.79m)

Having tiled flooring. Door leading to the hall.

Lounge

12' 2" x 20' 5" (3.71m x 6.22m)

Comprising of a gas fire (that doesn't work).

Kitchen

10' 9" x 9' 10" (3.28m x 3.00m)

Having wall and base units. Single bowl sink. Space for a oven. Integrated fridge, Freezer, Washing machine, Extractor fan. Tiled flooring. Side door leading to the garden.

Bedroom One

12' x 9' 11" (3.66m x 3.02m)

Comprising of built-in double wardrobe with a wall mounted boiler.

Bedroom Two

11' 11" x 9' 11" (3.63m x 3.02m)

Having a range of built-in wardrobes. French doors leading to the garden.

Bathroom

7' 10" x 6' 6" (2.39m x 1.98m)

Having a W/C. Inset sink. Walk in double shower cubicle with electric shower. Extractor. Partly tiled walls.

Exterior

Front Garden: Block paved driveway for two cars. Small L shaped lawn. Side gate leading to the rear garden.

Rear Garden: Enclosed via fencing. Central lawn with gravel and shrub bushes. Timber garden shed. Raised brick planter. Small patio area.

Garage

15' 8" x 9' 1" (4.78m x 2.77m)

Having up and over door. Power and lighting. Loft access.

Agent 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

Rembrandt Way, Spalding

- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- LARGE LOUNGE & BREAKFAST KITCHEN
- SHOWER ROOM WITH MODERN THREE PIECE SUITE
- BLOCK PAVED DRIVEWAY & SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£227,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113356 - 0004

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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