



St. Marys Avenue, Pinchbeck SPALDING PE11 3RW

welcome to

St. Marys Avenue, Pinchbeck SPALDING

William H Brown are proud to present this FIVE BEDROOM semi detached property with TWO BATHROOMS, Situated in the DESIRED LOCATION OF PINCHBECK. Being sold WITH NO ONWARD CHAIN. Fully enclosed rear garden with pergola. VIEWING IS HIGHLY ADVISED.



Entrance Hall

Having a down stair storage. Tiled flooring.

Kitchen

14' 6" x 10' 6" (4.42m x 3.20m)

Comprising of tiled flooring. wall and base units. Spotlights. Skylights. Stainless steel one and a half bowl sink. Extractor. Space for a dishwasher and oven.

Dining Room

11' x 9' 8" (3.35m x 2.95m)

Having french doors leading to the garden. Tiled flooring.

Lounge

12' 6" x 9' 2" (3.81m x 2.79m)

Comprising of a large room split in to a office and lounge. Window to the rear. Laminate flooring.

Office Space/ Family Room

12' x 11' 3" (3.66m x 3.43m)

Having Laminate flooring.

Utility Room

10' 3" x 6' 4" (3.12m x 1.93m)

Having tiled flooring. Base units. Window to the front. Space for a washing machine and tumble dryer.

Shower Room

6' 8" x 6' 7" (2.03m x 2.01m)

Having tiled walls and floors. Walk in shower. Spotlights. Window to the front. W/C. Sink.

Landing

Comprising of carpeted flooring. Window to the front.

Bedroom One

14' 2" x 12' 6" (4.32m x 3.81m)

Having laminate flooring. Window to the rear. Built in wardrobes and media wall.

Bedroom Two

14' 7" x 11' 3" (4.45m x 3.43m)

Having laminate flooring. Loft access. Window to the rear.

Bedroom Three

12' 2" x 10' (3.71m x 3.05m)

Comprising of carpeted flooring. Fireplace. Built-in wardrobes.

Bedroom Four

12' 6" x 9' 3" (3.81m x 2.82m)

Comprising of carpeted flooring. Built-in wardrobes. Window to the rear.

Bedroom Five

9' 1" x 8' 4" (2.77m x 2.54m)

Having carpeted flooring. Built-in wardrobes. Window to the front.

Bathroom

8' 1" x 5' 9" (2.46m x 1.75m)

Having a bath with shower. Tiled walls and flooring. Sink. W/C.

Exterior

Rear: Being enclosed by fencing. Decking. Pigola. Stone tiled.

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."



view this property online williamhbrown.co.uk/Property/SDG113323



welcome to

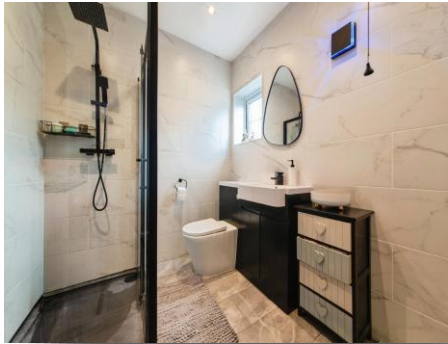
St. Marys Avenue, Pinchbeck SPALDING

- 5 BED SEMI DETACHED HOUSE
- DESIRED LOCATION OF PINCHBECK
- FULLY ENCLOSED GARDENS TO SIDE & REAR
- TWO BATHROOMS
- NO CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£285,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113323



Property Ref:
SDG113323 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk