



Fantail Close, Spalding PE11 3YN

welcome to

Fantail Close, Spalding

*** SOLD PRIOR TO MARKETING *** Two bedroom link detached property, NEEDING FULL RENOVATION & AVAILABLE WITH NO CHAIN. Lounge & kitchen diner. FAMILY BATHROOM WITH THREE PIECE SUITE. Off road parking, SINGLE GARAGE & fully enclosed rear garden



Entrance Porch

3' 1" x 5' 1" (0.94m x 1.55m)

Having a door leading to the lounge

Lounge

12' 2" x 16' 8" (3.71m x 5.08m)

Comprising of stairs to the first floor.

Kitchen

8' 9" x 16' 9" (2.67m x 5.11m)

Having wall and base units. Single bowl stainless steel sink. Tiled flooring. Built-in understairs cupboard. Intergrated electric oven, four ring induction hob. Space for a washing machine and fridge freezer.

Landing

Comprising of a built-in airing cupboard housing the hot water tank.

Bedroom One

13' 6" x 8' 5" (4.11m x 2.57m)

Having two built-in double wardrobes. Loft access.

Bedroom Two

10' 3" x 7' 10" (3.12m x 2.39m)

Bathroom

5' 5" x 7' 5" (1.65m x 2.26m)

Comprising of a W/C. Pedistool sink. Bath.

Exterior

Front: Having off road parking for two cars. Garden to the left.

Rear: Being enclosed by fencing and headging. Patio area. Timber garden shed.

Single Garage

Having a up and over door.

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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Fantail Close, Spalding

- TWO BED LINK DETACHED PROPERTY NEEDING FULL RENOVATION
- LOUNGE & KITCHEN DINER
- FAMILY BATHROOM WITH THREE PIECE SUITE
- OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113522 - 0003

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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