

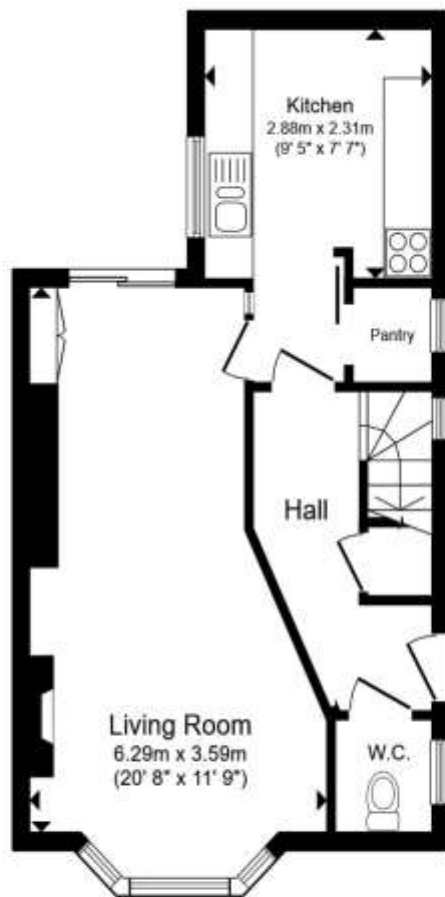


Neville Avenue, Spalding PE11 2EH

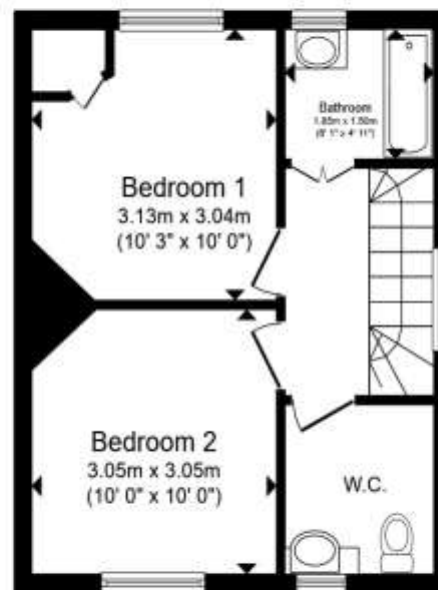
welcome to
Neville Avenue, Spalding

Available with no chain and needing cosmetic updating throughout, this two bedroom semi-detached property is ideally situated close to Spalding town centre and offers the opportunity for a buyer to renovate to their taste. Having an open plan lounge diner, kitchen and WC to the ground floor, the property further benefits from two double bedrooms and a family bathroom with separate WC to the first floor. Externally there is a low maintenance gravel frontage and a fully enclosed rear garden that is incredibly spacious and private. Viewing is highly advised!!





Ground Floor



First Floor

Total floor area 72.2 m² (777 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Cloakroom

3' 4" x 3' 1" (1.02m x 0.94m)

Lounge

20' 9" x 11' 9" (6.32m x 3.58m)

having attractive fireplace with gas boiler having a back boiler. Bay window to front and sliding UPVC door to rear.

Kitchen

9' 5" x 7' 7" (2.87m x 2.31m)

having range of units at wall and base level, one and half bowl sink. Space for electric oven, fridge/freezer, washing machine and tumble drier.

Pantry Cupboard

4' x 2' 5" (1.22m x 0.74m)

Bedroom One

10' 3" x 10' (3.12m x 3.05m)

Bedroom Two

10' x 10' (3.05m x 3.05m)

Bathroom

having bath and wash hand basin inset into vanity unit.

Wc

having low level WC and wash hand basin inset into vanity unit.

Outside

spacious enclosed rear garden

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."

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.

welcome to

Neville Avenue, Spalding

- TWO BEDROOM SEMI-DETACHED PROPERTY AVAILABLE WITH NO CHAIN
- OPEN PLAN LOUNGE DINER & KITCHEN
- FAMILY BATHROOM & DOWNSTAIRS WC
- SPACIOUS REAR GARDEN
- COSMETIC UPDATING REQUIRED THROUGHOUT

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£149,950



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113610



Property Ref:
SDG113610 - 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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