



Hawthorn Bank, SPALDING PE11 1JH

welcome to

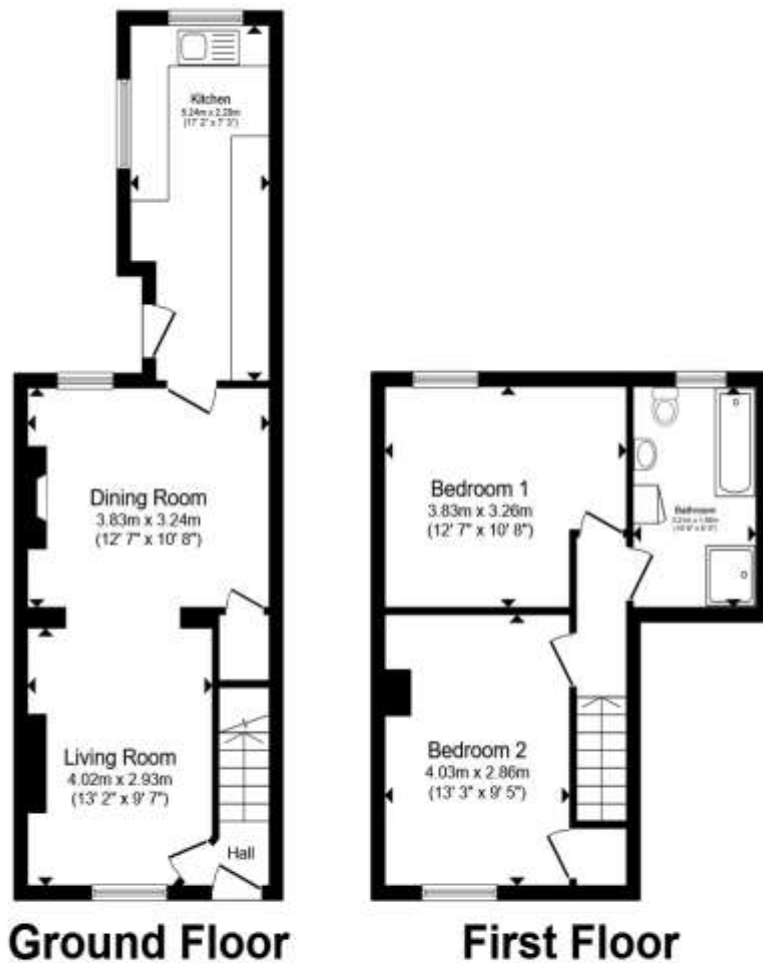
Hawthorn Bank, SPALDING

Situated in a convenient town location within Spalding, this terraced property offers an excellent opportunity for buyers looking to put their own stamp on a home. Requiring some updating and modernisation throughout, the property has great potential to create an investment property.

The accommodation comprises a lounge, separate dining room and kitchen to the ground floor. To the first floor are two bedrooms and a family bathroom, which benefits from both a bath and a separate shower enclosure.

Outside, the property enjoys a generously sized rear garden which requires cultivation and improvement, offering plenty of scope to create an attractive outdoor space for relaxation and entertaining.





Total floor area 74.0 m² (796 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

Lounge

13' 2" x 9' 7" (4.01m x 2.92m)
having fireplace with gas fire, window to front. Understair cupboard.

Dining Room

12' 7" x 10' 8" (3.84m x 3.25m)

Kitchen

17' 2" x 7' 3" (5.23m x 2.21m)
having range of units at wall and base level, stainless steel sink. Space for cooker with extractor over. Space for fridge. Wall mounted boiler. Vinyl flooring and door to rear.

Landing

having loft access.

Bedroom One

12' 7" x 10' 8" (3.84m x 3.25m)

having window to rear.

Bedroom Two

13' 3" x 9' 5" (4.04m x 2.87m)

having built-in cupboard with window to front.

Bathroom

having bath with separate shower cubicle, low level WC and wash hand basin.

Outside

the large rear garden needs cultivating.

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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Hawthorn Bank, SPALDING

- MID TERRACE HOUSE IN NEED OF SOME UPDATING
IN TOWN CENTRE LOCATION
- IDEAL INVESTMENT PROPERTY
- LOUNGE & DINING ROOM
- TWO BEDROOMS
- SPACIOUS REAR GARDEN IN NEED OF CULTIVATING

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£120,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113622



Property Ref:
SDG113622 - 0002

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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