

Coronation Avenue, Throckenholt, Spalding, PE12 0QT.



Kitchen



Lounge



Bedroom



Enclosed Garden



Rear Aspect

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
65	84		43	78	

England & Wales EU Directive 2002/91/EC
 Not energy efficient - higher running costs
 Not environmentally friendly - higher CO₂ emissions

Energy Performance Certificate

Draft details only may be subject to amendment
 None of the statements/measurements in these particulars should be relied on as representations of fact.
 Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Harrison Rose

Estate Agents Ltd

FOR SALE



End-terrace three bedroom home located in Throckenholt.

Coronation Avenue, Throckenholt, Spalding, PE12 0QT.

- IDEAL FIRST TIME BUY/ INVESTMENT
- END-TERRACE THREE STOREY HOME
- THREE BEDROOMS
- OFF ROAD PARKING
- ENCLOSED GARDEN

£ 164,995



T: 01733 202525 | info@harrisonroseproperty.com | F: 01733 202962

Ref: 1321

www.harrisonroseproperty.com

Ground Floor

Hall

Entrance door, laminate flooring, stairs leading to first floor landing, doors to:

Lounge 4.52m (14'10") x 4.13m (13'7")

Two uPVC double glazed windows to front, two radiators, telephone and TV point, coving to ceiling.

Kitchen 3.20m (10'6")max x 3.88m (12'9")max

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, built-in electric oven, four ring hob with extractor hood over, space for fridge and washing machine, radiator, uPVC double glazed window to rear, door leading to rear garden.

WC

Fitted with a two piece suite comprising, a pedestal wash hand basin and low-level WC, coving to ceiling, uPVC frosted double glazed window to rear.

First Floor

Landing

UPVC double glazed window to rear, stairs leading to second floor landing.

Bedroom 2 4.52m (14'10")max x 3.17m (10'5") max

Two uPVC double glazed window to front, two radiators, TV point, coving to ceiling.

Bedroom 3 2.91m (9'6") x 2.72m (8'11")

UPVC double glazed window to rear, radiator, coving to ceiling.

Bathroom

Fitted with a three piece suite comprising a bath with shower attachment and screen, low-level WC and pedestal wash hand basin, uPVC frosted double glazed window to side.

Second Floor

Landing

Door to:

Bedroom 1 4.52m (14'10")max x 3.86m (12'8")max

Two uPVC velux windows to rear, radiator, TV point.

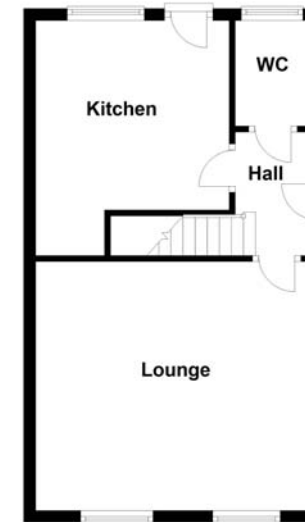
Outside

The front of the property is mainly laid to gravel allowing for ample of road parking, pathway leading to side gate. Enclosed garden, mainly laid to lawn with a patio area, external tap and lighting.

Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

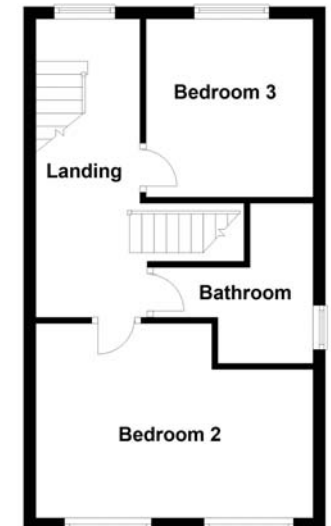
Ground Floor



Second Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -