

Marlborough Avenue, Spalding, Lincolnshire, PE11 2RX



Kitchen



Lounge



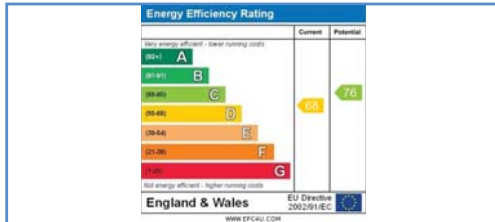
Bedroom



Rear Aspect One



Rear Aspect Two



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.

Registered in England and Wales company No. 012745964 Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT

Harrison Rose

Estate Agents

FOR SALE



Ground floor two bedroom flat located in Spalding.

Marlborough Avenue, Spalding, Lincolnshire, PE11 2RX

- GROUND FLOOR FLAT
- TWO BEDROOMS
- EPC RATING C
- COMMUNAL PARKING
- IDEAL FIRST TIME BUY/ INVESTMENT

£125,000



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Ref: S087

www.harrisonroseproperty.com

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Ground Floor

Hall

Entrance door, two built-in storage cupboard, single radiator, uPVC double glazed window to front, doors to:

Lounge 4.44m (14'7") max x 4.20m (13'9") max

UPVC double glazed window to front, feature gas fireplace, single radiator, door to:

Kitchen 2.60m (8'4") x 2.60m (8'6")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, single radiator, coving to ceiling, access to boiler, uPVC double glazed window to rear, door to rear.

Bedroom 1 3.78m (12'5") x 2.60m (8'7")

UPVC double glazed window to front, single radiator, coving to ceiling.

Bedroom 2 3.52m (11'6")max x 3.35m (11')

UPVC double glazed window to rear, single radiator.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, uPVC frosted double glazed window to rear.

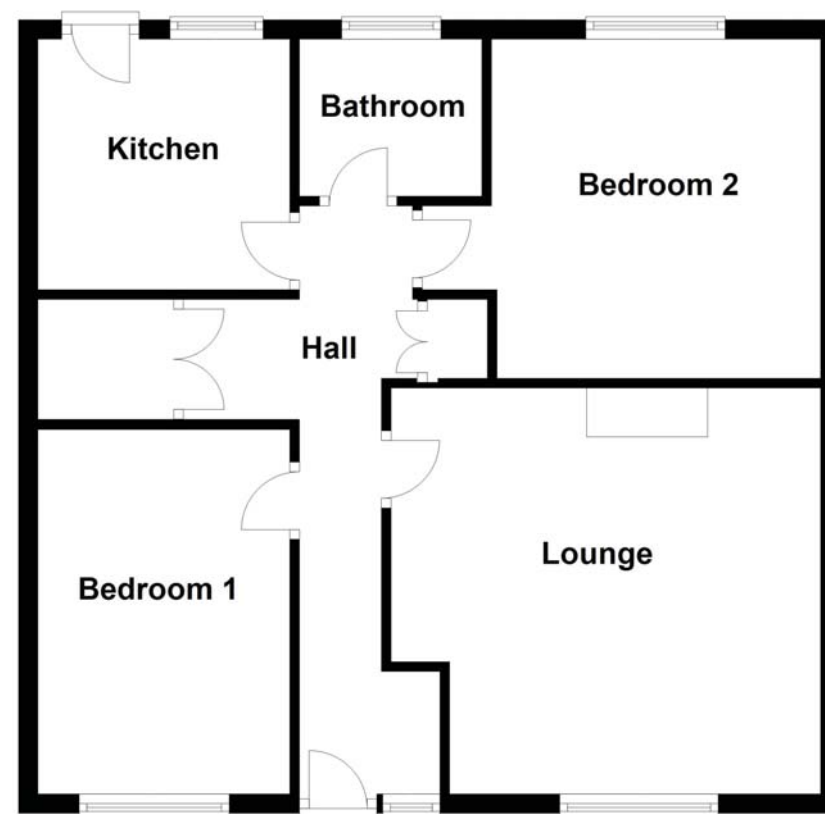
Agents Notes: Communal parking to the front of the property. Leasehold 92 years left - further lease details to follow.

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- Call today to arrange your free valuation -

Floorplan



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