



  
william h brown

**Bridge Road, Sutton Bridge Spalding PE12 9SG**

  
william  
h brown



**welcome to**

**Bridge Road, Sutton Bridge Spalding**

ATTENTION INVESTORS/LANDLORDS!! A fantastic opportunity to achieve an approximate 8% YIELD. Property divided in to THREE SELF-CONTAINED FLATS, all with their own KITCHEN, LIVING & BATHROOM FACILITIES. All flats have ALLOCATED PARKING & GARDENS. Close proximity to amenities. CALL TODAY TO VIEW.



### Ground Floor Front Flat

An entrance porch/hall, leads to an open plan kitchen living area (10'11 x 12'11) having a range of fitted wall and base units, work surface and single bowl stainless steel sink. Integrated electric oven, four ring induction hob, extractor and space for a fridge. A door leads to an inner hall that has a built-in cupboard housing the washing machine and a wall mounted gas boiler. The inner hall gives access to a bedroom (11'11 x 7'4) and a shower room (6'7 x 8'10) comprising three piece suite of WC, pedestal sink and shower cubicle with thermostatic shower

### Ground Floor Rear Flat

The front door leads directly into an 'L' shaped kitchen (12'3 x 10'6 maximum measurements) having a range of wall and base units, work surfaces and a single bowl stainless steel sink. Integrated electric oven, four ring induction hob, stainless steel extractor and space for fridge freezer and washing machine. A door leads from the kitchen to the lounge (9'5 x 13'6) which in turn has a door to an inner hall providing access to a bedroom (10'11 x 8'10) and a shower room (5'7 into the shower cubicle x 6'10) comprising three piece suite of WC, sink and shower cubicle with thermostatic shower

### 1st Floor Flat

The small entrance porch has a staircase leading up to the flat. The kitchen (9'7 x 9'10) has a range of fitted wall and base units, solid wood surfaces and a one and a half bowl stainless steel sink. Integrated electric oven and four ring induction hob, space for fridge freezer and washing machine, built-in cupboard housing wall mounted gas boiler. The flat is completed by the lounge (9'7 x 13'1), bedroom one (7'2 x 16'1) with laminate flooring and built-in cupboard, bedroom two (10'11 x 9'2) with laminate flooring and a shower room (3'3 x 9'10) comprising a three piece suite of WC, sink and shower cubicle with electric shower

### Agents Note

The property is being sold as a whole so that the buyer would own the freehold. Buyers should also be

aware that the property is subject to a flying freehold, with the bedroom of the ground floor front flat sitting beneath the first floor of an adjoining property



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welcome to

## Bridge Road, Sutton Bridge Spalding

- REDUCED FROM £220,000
- THREE SELF-CONTAINED FLATS IN A POPULAR VILLAGE LOCATION
- ALL FLATS HAVING THERE OWN KITCHEN, LIVING & BATHROOM FACILITIES
- ALLOCATED PARKING TO THE REAR
- INDIVIDUAL GARDEN AREAS

Tenure: Freehold EPC Rating: D

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST105817 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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