





## 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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## **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**

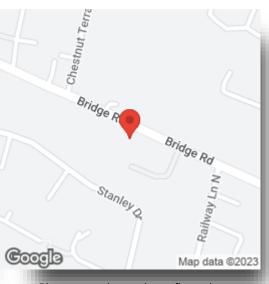
Tenure: Freehold EPC Rating: D

# £210,000









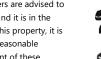
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST105817



Property Ref: LST105817 - 0003

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