



West Street, Long Sutton Spalding PE12 9BN

welcome to

West Street, Long Sutton Spalding

IDEAL INVESTOR OR FIRST TIME BUYER PROPERTY. This two bedroom terrace is situated in the centre of Long Sutton which offers a range of amenities, cafes and pubs. With two reception rooms and both a family bathroom and downstairs cloakroom.



Lounge

11' 6" x 15' 2" (3.51m x 4.62m)
having bay window.

Dining Room

11' 6" x 12' 4" (3.51m x 3.76m)
having stairs to first floor.

Kitchen

6' 11" x 10' 8" (2.11m x 3.25m)
having range of units at base and wall level. Inset
stainless steel sink, space for cooker and dishwasher.
Door giving access to rear.

Cloakroom/Utility

6' 11" x 4' 2" (2.11m x 1.27m)
having low level WC, wash hand basin and boiler.

Bedroom 1

13' x 11' 6" (3.96m x 3.51m)

Bedroom 2

8' 2" x 12' 6" (2.49m x 3.81m)

Bathroom

having bath, low level WC and wash hand basin set
into a vanity unit.

Outside

To the front is a low level wall with wrought iron
handgate giving access to small foregarden. The
rear garden is laid to lawn.

Agents Note

Please note that 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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West Street, Long Sutton Spalding

- IDEAL INVESTOR OR FIRST TIME BUYER PROPERTY
- MID TERRACE HOUSE IN TOWN CENTRE LOCATION
- TWO BEDROOMS
- FAMILY BATHROOM AND CLOAKROOM
- LOUNGE AND SEPARATE DINING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107433 - 0007

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.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk