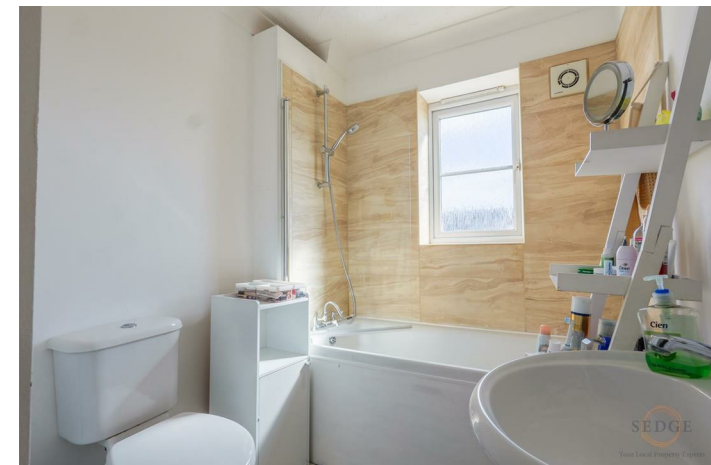




8 HARVEYS CLOSE

SPALDING, PE11 2NX

£175,000
FREEHOLD

Sedge Estate Agents are pleased to offer this modern three-bedroom townhouse located on the outskirts of Spalding town centre. Arranged over three floors, the property offers spacious and versatile living, including a master suite with en-suite and dressing area. Benefitting from an enclosed rear garden and off-road parking, this chain free home is ideal for first-time buyers, families, or investors.

8 HARVEYS CLOSE

- Chain free • Three-storey townhouse • Three bedrooms • Spacious lounge with bay window • Modern kitchen/diner • Master bedroom with en-suite • Dressing area / study • Family bathroom • Off road parking • Close to town centre



Description

Sedge Estate Agents are delighted to present this modern three-storey, three-bedroom townhouse, ideally situated on the outskirts of Spalding town centre. Offered to the market chain free, this property is perfect for first-time buyers, investors, or families seeking versatile living space.

The property is currently tenanted, with the tenants keen to remain in situ. However, should the property be purchased by an owner-occupier or if vacant possession is required, the tenants will vacate on completion of the sale. For investment purposes, we would anticipate a potential rental income in the region of £1,100–£1,200 per calendar month, subject to market conditions and any agreed rental adjustments.

The accommodation briefly comprises a welcoming entrance hall, a spacious lounge with bay window, and a well-appointed kitchen/diner with access to the rear garden.

To the first floor are two bedrooms and a family bathroom, while the second floor hosts the impressive master suite, complete with dressing area/study and en-suite shower room.

Externally, the property benefits from a front garden enclosed by a brick wall and railings. The rear garden is finished with shingle and has no lawned area, also providing off-road parking.

Accommodation

Entrance Hall

Part glazed door to front, stairs rising to the first floor, radiator.

Lounge

UPVC double glazed bay window to front, radiator, TV point, under-stairs storage.

Kitchen/Diner

UPVC double glazed window to rear and door to garden, fitted with a range of wall and base units, work surfaces, stainless steel sink, integrated gas hob and electric oven with extractor over, space for appliances, radiator.

Pantry

Window to rear, shelving and plumbing for washing machine.

First Floor

Landing

Stairs rising to second floor.

Bedroom Two

Two windows to front, radiator.

Bedroom Three

Window to rear, radiator.

Bathroom

Fitted with a panelled bath, wash hand basin and WC, tiled splashbacks, radiator, window to rear.

Second Floor

Master Bedroom

Window to front, radiator, TV and telephone points.

Dressing Area / Study

Velux-style window to rear, radiator.

En-Suite

Fitted with shower cubicle, wash hand basin and WC, Velux-style window, tiled splashbacks, radiator.

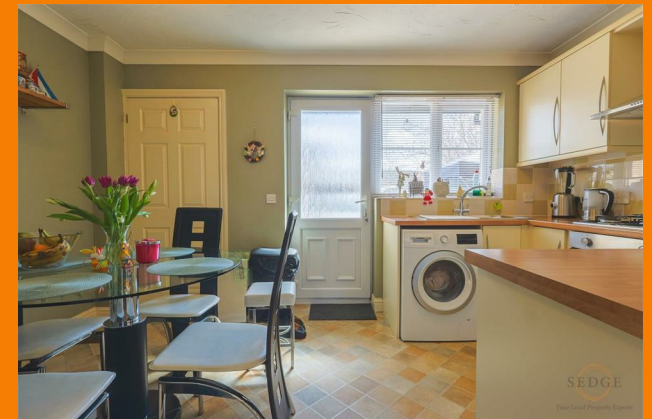
Outside

The front of the property is enclosed by a brick wall with wrought iron railings. The rear garden is laid to shingle with no lawn and also provides off-road parking.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

8 HARVEYS CLOSE





8 HARVEYS CLOSE

ADDITIONAL INFORMATION

Local Authority – South Holland

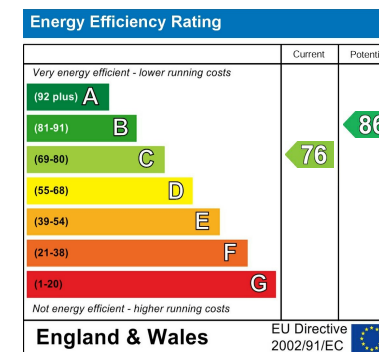
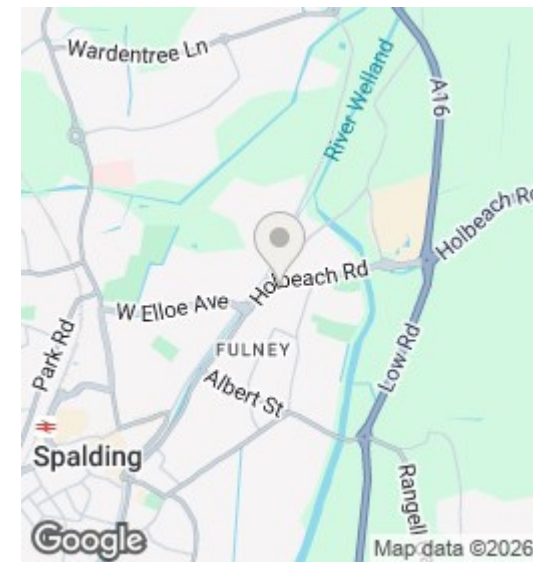
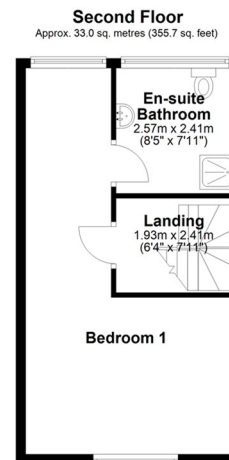
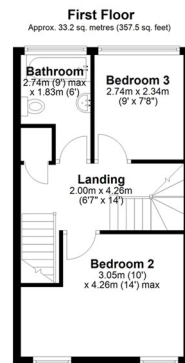
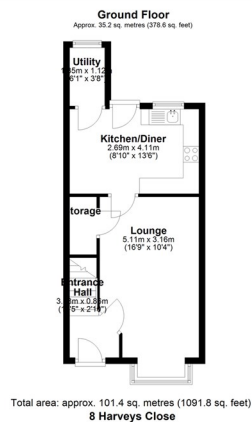
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

