



1 NEVILLE AVENUE SPALDING, PE11 2EH

**£200,000
FREEHOLD**

Welcome to Neville Avenue, Spalding – A fully renovated and redecorated detached house with character, ready to move into. Town centre location offering a delightful home with brand new kitchen and bathrooms throughout, plus the possibility of an additional building plot subject to achieving planning! This property boasts two reception rooms, two bedrooms, and two bathrooms spread across 1,073 sq ft of living space.

Situated on a large plot size, this property not only provides ample space for comfortable living but also presents an exciting opportunity as a potential additional building plot. The charm of this character property is evident throughout, offering a unique and inviting atmosphere for its future owners.

What sets this property apart is the convenience of its town centre location, providing easy access to local amenities, shops, and entertainment options. Additionally, the property being chain free adds to the appeal, making the buying process smoother and more straightforward.

1 NEVILLE AVENUE

- Brand new kitchen and bathrooms throughout
- Fully redecorated and ready to move into
- Two reception rooms, two bedrooms, two bathrooms
- 1,073 sq ft of character-filled living space
- Expansive plot with large patio area
- Gardener's paradise, ideal for families
- Detached garage for added convenience
- Stunning rooftop balcony offering unique outdoor space
- Chain free for a smooth purchase process



Summary

Welcome to Neville Avenue, Spalding – A beautifully renovated and redecorated detached house with character, ready to move into. Town centre location offering a delightful home with brand new kitchen and bathrooms throughout, plus a detached garage and an expansive plot size. This property boasts two reception rooms, two bedrooms, and two bathrooms spread across 1,073 sq ft of living space.

Ground Floor

Kitchen/Diner – 6.88m x 3.45m

Window to rear, two windows to side, two windows to front, door to.

Lounge – 3.66m x 3.68m

Window to side, door to.

WC – 1.85m x 1.17m

Window to rear, window to side, door to.

Hallway – 1.68m x 6.04m

Storage cupboard, stairs, door to.

Shower Room

Two windows to front.

First Floor

Bathroom – 2.82m x 1.98m

Window to side, door to.

Bedroom 1 – 3.74m x 3.05m

Window to rear, door to.

Bedroom 2 – 3.74m x 4.09m

Window to side, door to.

Landing – 1.50m x 2.00m

Store Room – 1.50m x 3.50m

Window to rear, window to side, door to.

Balcony – 1.45m x 4.72m

Window to rear, stairs, door.

Second Floor

Rooftop Balcony – 6.88m x 8.28m

Situated on an expansive plot in the heart of the town centre, this property is a gardener's paradise – perfect for families – with a large patio area and a stunning rooftop balcony that makes this house truly special. The charm of this character property is evident throughout, offering a unique and inviting atmosphere for its future owners.

What sets this property apart is the convenience of its town centre location, providing easy access to local amenities, shops, and entertainment options – all within walking distance. The detached garage adds further practicality, while the property being chain free ensures a smoother and more straightforward buying process.

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.

1 NEVILLE AVENUE





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1 NEVILLE AVENUE

ADDITIONAL INFORMATION

Local Authority – South Holland

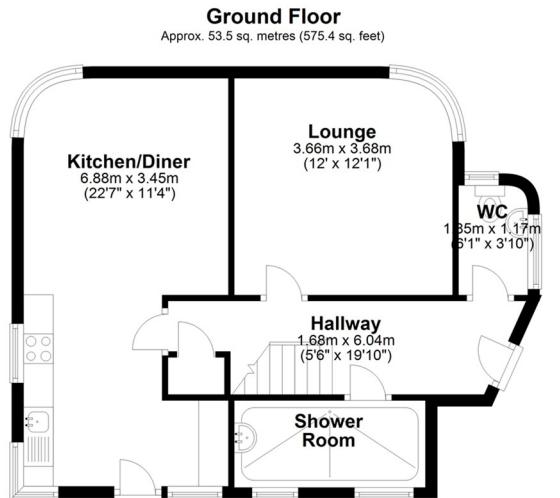
Council Tax – Band D

Viewings – By Appointment Only

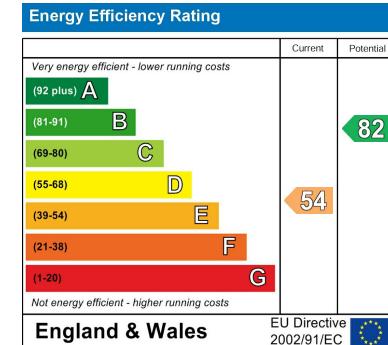
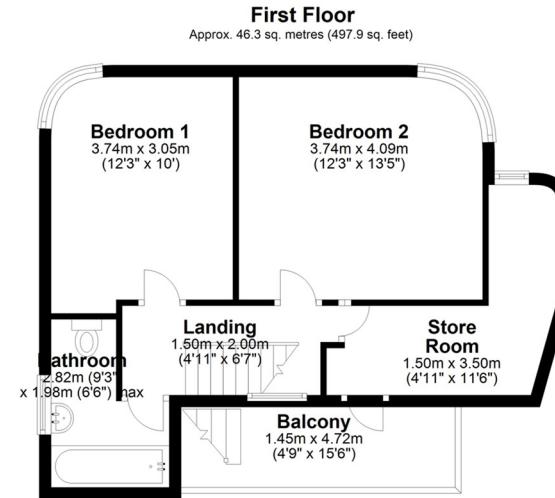
Floor Area – 1073.00 sq ft

Tenure – Freehold





Total area: approx. 99.7 sq. metres (1073.2 sq. feet)
1 neville avenue



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

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