MORRISSandMENNIE

estate agents



27 Edinburgh Drive, , Spalding Lincolnshire PE11 2SA Price £180,000 Freehold

Morriss and Mennie Estate Agents are pleased to offer For Sale this three bedroom SEMI-DETACHED PROPERTY, having tenants in-situ. The property is within walking distance to the local Tesco Express and Primary & Secondary Schools, along with being approximately a 10-15 minute walk to the centre of Spalding where all the major amenities can be found.

Internally the property comes with a separate entrance hall with stairs leading off to the first floor accommodation. There is an OPEN PLAN LOUNGE/DINER with patio doors opening out to the rear garden, with the separate kitchen having a side door opening out to the enclosed side entrance and rear garden. The side entrance also continues to the two storage rooms. The first floor landing has three good sized bedrooms, with two being doubles, with the three piece shower room serveing the three bedrooms.

Externally the front garden could be converted to provide off-road parking if needed, then continuing on through the lockable side entrance which leads through to the rear garden, which is private and enclosed.

Accommodation comprises:-

Tenants In-Situ Paying £910 per Month, Lounge/Diner, Kitchen, Three Bedrooms, Shower Room, Front & Rear Gardens, Two Outside Storage Areas.







8 Bridge Street, Spalding, PE11 1XA

10 West End, Holbeach, PE12 7LW 01406 422907

Through the UPVC obscured double glazed front door, into the:-

ENTRANCE HALL:

Stairs leading off to the first floor accommodation.

LOUNGE / DINER:

22'2" x 12'4" (6.76m x 3.76m)

UPVC double glazed window to the front, UPVC double glazed patio doors leading out to the rear garden, radiator, power points.

KITCHEN:

11'4" x 7'6" (3.45m x 2.29m)

UPVC double glazed window to the rear and side, UPVC obscured double glazed door to the side, base and eye level units with a work surface over, sink and drainer with a mixer tap over, space and point for a free standing cooker, space and plumbing for a washing machine, space and point for a fridge/freezer, wall mounted gas boiler, tiled splash backs, power points, fuse box.

SIDE ENTRANCE:

UPVC obscured double glazed door leading through to the side entrance having a door opening up to the kitchen and a UPVC lockable door to the rear garden. There is a storage room with lighting and then a further storage room adjacent.

LANDING:

UPVC double glazed window to the side, power points, loft hatch, airing cupboard.

BEDROOM ONE:

11'6" x 11'0" (3.51m x 3.35m)

Two UPVC double glazed windows to the front, radiator, power points.

BEDROOM TWO:

10'5" x 9'6" (3.18m x 2.90m)

UPVC double glazed window to the rear, radiator, power points.

BEDROOM THREE:

9'2" x 7'6" (2.79m x 2.29m)

UPVC double glazed window to the rear, power points.

SHOWER ROOM:

UPVC obscured double glazed window to the side, W.C, wash hand basin with taps over, fully tiled shower cubicle with an electric mixer shower over, radiator.

FXTERIOR ·

The front of the property is enclosed by picket fencing with a low level front garden. The rear garden is enclosed by a low level brick wall and panel fencing with a concrete seating area, with an area having decorative chipping and a variety of shrubs and trees.

SERVICES:

Council Tax Band - A (subject to change)

Energy Efficiency Rating - D

Gas Central Heating

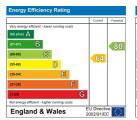
DIRECTIONS:

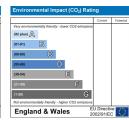
From our Office on Bridge Street, proceed over the bridge, turn right onto Cowbit Road, then turn left onto Balmoral Avenue, then continuing down following the road round turning left onto Edinburgh Drive, where the property can be found on the right hand side.











Viewing Arrangements

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.

Open 6 days

Spalding Office

Mon-Fri 8.30am to 6pm Saturday: 9am to 4pm Sunday: Closed Holbeach Office

Mon-Fri 9am to 5.30pm Saturday: 9am to 2pm Sunday: Closed

Offer Procedure

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

Mortgage Advice

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage. We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.

Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

Legal Fees

Ask for a quotation from our Conveyancing Department.

Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morriss and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.

These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.



Your home your mortgage INDEPENDENT MORTGAGE ADVICE