



## 2 Wiles Avenue, Spalding, PE12 0QB Offers in excess of £400,000

Good Move are delighted to present this impressive five bedroom detached house to the market.

The property comprises a central reception hall providing access to the principal ground floor rooms. To the front, a generously proportioned lounge offers a bright and comfortable living space, while to the rear, an open-plan arrangement links the family room, dining room, and kitchen. The kitchen further benefits a utility room and access to the generous garage.

A key feature of the ground floor is its flexibility, with a separate office/bedroom and an additional ground floor bedroom and a convenient ground floor WC.

To the first floor, the principal bedroom benefits from built-in wardrobe space and a private en-suite. There are three further double bedrooms, all arranged around a central landing, and served by a family bathroom.

Externally, the property is complemented by a detached garage and (presumably) driveway parking, along with exceptional and versatile rear garden space.

Moulton Chapel has a butchers, general stores, primary school, public house etc. Spalding is 5 miles distant offering a full range of facilities and the cathedral city of Peterborough is 14 miles from the property offering a wide range of shopping, banking, leisure, commercial, educational and medical facilities along with easy access to the A1 and a fast train link with London's Kings Cross minimum journey time 46 minutes.

The property has been attractively priced and we invite all buyers in a position to proceed to view. Please call for more information.



**Disclaimer**

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk