



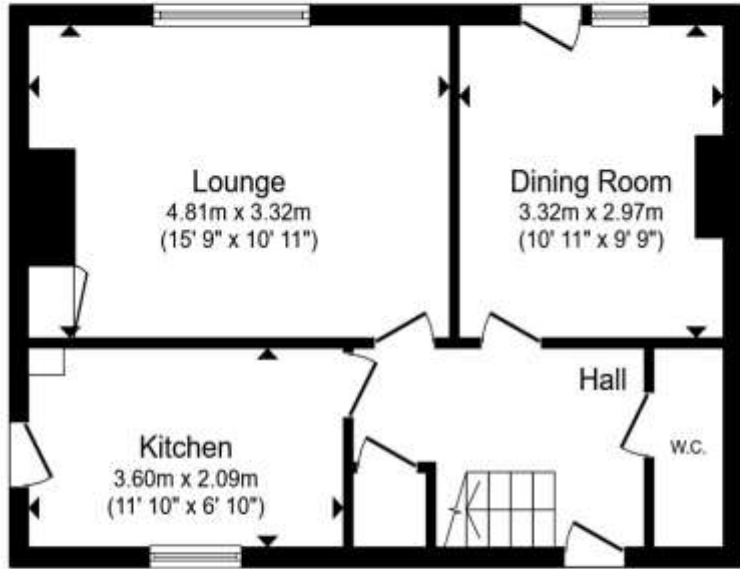
Delgate Avenue, Weston Spalding PE12 6HT

welcome to

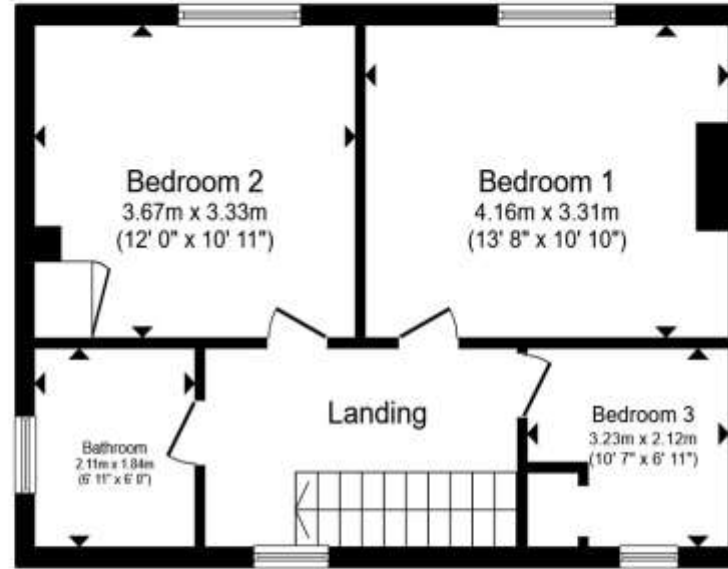
Delgate Avenue, Weston Spalding

Available with no chain, this three bedroom semi-detached property is of non-standard construction and occupies a larger than average plot. Having two reception rooms, kitchen and WC to the ground floor, the property further benefits from three good sized bedrooms and a family bathroom to the first floor. Externally there is off road parking for at least two cars, a substantial front garden and a good sized rear garden with outbuilding to include a summerhouse/play room, sauna area and store





Ground Floor



First Floor

Total floor area 88.1 m² (948 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Lounge

10' 11" x 15' 9" (3.33m x 4.80m)

Dining Room

10' 11" x 9' 9" (3.33m x 2.97m)

Kitchen

6' 10" x 11' 10" (2.08m x 3.61m)

Cloakroom

6' 11" x 2' 11" (2.11m x 0.89m)

Landing

Bedroom One

10' 10" x 13' 8" (3.30m x 4.17m)

Bedroom Two

10' 11" x 12' (3.33m x 3.66m)

Bedroom Three

10' 7" x 6' 11" (3.23m x 2.11m)

Bathroom

6' 11" x 6' (2.11m x 1.83m)

Outside

Summerhouse / Play Room

15' 3" x 14' 1" (4.65m x 4.29m)

Sauna

8' 2" x 9' 10" (2.49m x 3.00m)

Store

3' 3" x 6' 1" (0.99m x 1.85m)

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.

In the vendors ownership there have been significant upgrades to the property to include new windows and doors in 2025, the installation of modern high-retention storage heaters in the entrance hall and lounge, the installation of individually programmable eco-fluid technology electric radiators with digital controls in the dining room and all bedrooms. There is also planning in place under reference H22-0246-15 for the property to be bricked around and a rear extension - this is open planning with some work already having been done to include the installation of a downstairs WC

welcome to

Delgate Avenue, Weston Spalding

- THREE BEDROOM SEMI-DETACHED PROPERTY OF NON-STANDARD CONSTRUCTION
- TWO RECEPTION ROOMS & KITCHEN
- FAMILY BATHROOM & DOWNSTAIRS WC
- OFF ROAD PARKING FOR TWO CARS
- SPACIOUS GARDENS WITH OUTBUILDING TO REAR

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£169,950



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113292



Property Ref:
SDG113292 - 0005

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.

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