



Custom House Street, Sutton Bridge Spalding PE12 9UJ

welcome to

Custom House Street, Sutton Bridge Spalding

This well presented end- terrace has been greatly improved over the last few years, to include a modern kitchen and downstairs shower room. With a separate dining room having french doors leading to the rear garden. Situated in the village of Sutton Bridge with good road links to the Norfolk coasts



Entrance Porch

Tiled floor, obscure window and door leading to:

Entrance Hall

having a non-slip, porcelain tiled floor and radiator. Door leading to the ground floor shower room and then goes on to an opening to:

Kitchen

12' 6" x 8' 7" (3.81m x 2.62m)

having range of units at base and wall level. Zanussi appliances including base level fan assisted oven, four burner ceramic hob with electric cooker hood over. Space and plumbing for washing machine and tumble dryer. Integrated fridge freezer, larder, non-slip porcelain tiled floor. Window to side. Opening and step down to:

Dining Room

13' 1" x 8' 9" (3.99m x 2.67m)

having tiled floor, radiator and French doors leading to the garden. Opening leading to:

Lounge

13' 1" x 12' (3.99m x 3.66m)

having attractive fireplace with electric, coal effect fire inset. Window to front, tiled floor. Stairs leading to first floor:

Ground Floor Shower Room

having double walk in shower, vanity unit with built in WC and wash hand basin. Wall mounted, mirrored cabinet. Heated towel rail, non slip tiled floor and fully tiled walls.

Bedroom 1

13' 2" x 8' 10" (4.01m x 2.69m)

having sloping ceiling, window to rear and loft access.

Bedroom 2

12' x 9' 9" (3.66m x 2.97m)

having double recess, radiator and window to front.

Outside

the property is approached over block paved drive offering off-road parking.

The pretty rear garden being paved and fully enclosed with outside light, canopy over french doors and garden shed.

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.



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welcome to

Custom House Street, Sutton Bridge Spalding

- TWO BEDROOM END TERRACE HOUSE
- MODERN KITCHEN WITH LARDER & DOWNSTAIRS
SHOWER ROOM
- SEPARATE DINING ROOM HAVING FRENCH DOORS
TO THE GARDEN
- OFF ROAD PARKING AND LOW MAINTENANCE
GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107638 - 0009

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