

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		



35 Juniper Crescent, Spalding, Lincolnshire, PE12 6FD

£165,000 Freehold

A three bedroom end of terraced home which would make a fantastic first-time purchase or buy to let investment. The property is offered for sale with no ongoing chain and benefits from, downstairs cloakroom, lounge overlooking the front, kitchen/dining room, master bedroom with en-suite, two further bedrooms and a family bathroom. The property also benefits from gas central heating to radiators and upvc double glazed windows. Outside there is a fully enclosed gravelled garden providing perfect space for the family. Please call 01778 392807 for more information.

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See things differently.



Bedroom One - 10'1" x 8'9" (3.07m x 2.67m) With built in wardrobes, upvc double glazed window to the front, radiator, power points and door leading to:

En-Suite Shower Room - With walk in shower cubicle, low level wc, wash hand basin, radiator and frosted window.

Bedroom Two - 9'7" x 8'6" (2.92m x 2.6m) With upvc double glazed window to the rear, radiator and power points.



Bedroom Three - 9'7" x 6'7" (2.92m x 2m) With upvc double glazed window to the rear, radiator and power points.

Family Bathroom - With panelled bath with shower attachment, low level wc, wash hand basin, radiator and frosted window.

Outside - The front of the property has a paved path leading to the entrance door and inset shrubs. It benefits from having an allocated parking space. The enclosed rear garden is designed for low maintenance and mainly gravelled. It incorporates space for an ideal outdoor seating area to enjoy the summer evenings.

ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, door to the lounge and door to:

Downstairs Cloakroom - With low level wc, wash hand basin and frosted window.

Lounge - 14' x 12'2" (4.27m x 3.7m) With upvc double glazed window to the front, radiator, power points and door leading to:

Kitchen/Dining Room - 15'4" x 9'5" (4.67m x 2.87m) With fitted units comprising, sink with cupboard below, range of wall and base units, built in oven and hob, space for fridge freezer, space and plumbing for washing machine, wall mounted gas boiler, built in storage cupboard, sliding doors onto the rear garden and window to the rear,

First Floor Landing - With door leading to:



LOCAL AUTHORITY

South Holland, Spalding

TENURE

Freehold

COUNCIL TAX BAND

B

