



Ayscough Avenue, Spalding

Guide Price £120,000 Freehold

GUIDE PRICE £120,000 - £129,950

IDEAL INVESTMENT OR FIRST TIME BUY PURCHASE!

Surprisingly deceptive accommodation, low maintenance garden, allocated parking and easy access to many walks which include the Coronation Channel with its scenic views!

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Plotway

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Internal accommodation briefly comprises of the main entrance leading directly the living room, with a door to your right which provides access to the downstairs cloakroom as well as the stairs. As you go through the living room you will be greeted by a spacious Kitchen Diner which houses a 4-ring gas hob with electric oven as well as space for a washing machine and a fridge - freezer.

To the first floor you will find the landing which has two DOUBLE BEDROOMS on offer as well as the family bathroom and the airing-cupboard which houses the boiler.

Externally to the front of the property you will find a grass section which borders the front and the side of the property as well as parking.

To the rear you will find an adequate enclosed garden which is predominantly gravelled and houses a small shed at the bottom of the garden.

Local amenities include Primary and Secondary Schools, various convenience stores, attractive scenic walks which include the Coronation Channel as well as the town centre itself!

Tenure: Freehold

Entrance

Leading directly to the

Living Room

w: 3.8m x l: 5m (w: 12' 6" x l: 16' 5")

MAX MEASUREMENTS

Kitchen/Diner

w: 3.1m x l: 3.8m (w: 10' 2" x l: 12' 6")

WC

Landing

Bedroom 1

w: 3.8m x l: 3.8m (w: 12' 6" x l: 12' 6")

MAX MEASUREMENTS

Bedroom 2

w: 3.4m x l: 2m (w: 11' 2" x l: 6' 7")

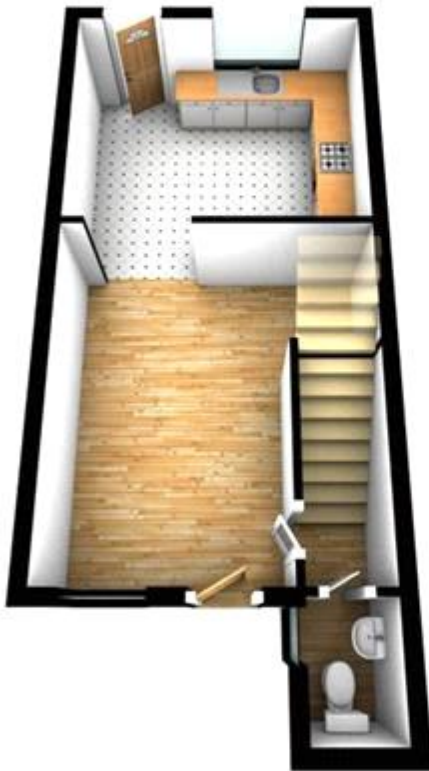
Bathroom

w: 1.6m x l: 2.3m (w: 5' 3" x l: 7' 7")





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.