



**6 Astor Place, Spalding,
Lincolnshire PE11 3WJ**

50% Shared Equity £80,000 Freehold

50% SHARED EQUITY mid-terrace house presented in an immaculate condition on the popular Broadgate Home Housing Scheme. The property is positioned for easy access into the market town of Spalding offering a comprehensive range of shops, schools, train station and amenities.

The property comprises of a lounge positioned to the front of the home, with stairs to the first floor accommodation, kitchen/diner leading to the low maintenance rear garden and a downstairs cloakroom. The first floor offers two bedrooms and a modern three piece bathroom suite.

There is allocated off-road parking with rear gated access leading to the low maintenance rear garden.

Accommodation comprises:-

Lounge, Kitchen/Diner, Cloakroom, Two Bedrooms, Three Piece Bathroom Suite, Allocated Off-Road Parking, Low Maintenance Rear Garden.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

UPVC obscured double glazed front door to:-

LOUNGE :

UPVC double glazed window to the front, stairs leading to first floor accommodation, wood-effect flooring, radiator, power points, TV points, telephone point, fuse box, digital thermostat control.

KITCHEN/DINER :

UPVC double glazed window to the rear, UPVC obscured double glazed door to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a four burner hob with a stainless steel splash-back and extractor hood over, space and point for a fridge/freezer, space and plumbing for a washing machine, power points, tiled floor.

CLOAKROOM :

W.C with a push button flush, pedestal washbasin with a mixer tap over, tiled splash-backs, tiled floor, radiator, extractor fan.

LANDING :

Power points.

BATHROOM :

W.C with a push button flush, pedestal washbasin with a mixer tap over, panelled bath with a mixer tap over, double shaver point, extractor fan, wall-mounted heated towel rail.

BEDROOM ONE :

UPVC double glazed window to the rear, radiator, power points, TV point, telephone point.

BEDROOM TWO :

Two UPVC double glazed windows to the front, radiator, power points, TV point, single wardrobe, storage cupboard housing the wall-mounted Combination boiler, loft hatch.

EXTERIOR :

The front of the property is laid to lawn with a patio pathway leading to the front door with its storm porch and courtesy lighting. Rear gated access leads to the low maintenance rear garden which is enclosed by panelled fencing and is laid to gravel, with a shed, shrub and flower borders and an outside light. The property comes with it's own parking space.

AGENTS NOTE :

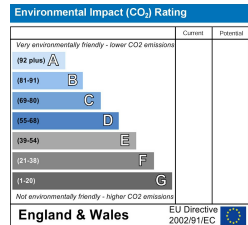
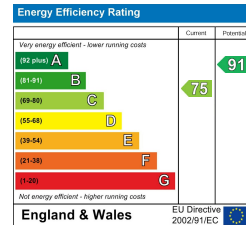
NO INVESTORS ARE ELIGIBLE TO PURCHASE THIS PROPERTY

THIS PROPERTY IS SOLD ON A 50% SHARED EQUITY BASIS WHERE THE PURCHASER OWNS 100% FREEHOLD OF THE PROPERTY, HOWEVER, 50% OF THE FINANCE IS RAISED BY THE VENDOR, THE REMAINDER OF THE 50% FINANCE IS PROVIDED BY BROADGATE HOMES LTD, THE VENDOR PAY THE INTEREST ONLY FROM THIS LOAN WHICH IS APPROXIMATELY £255.00 PER CALENDAR MONTH.

THE PURCHASER WILL NEEDED TO BE QUALIFIED BY THE SOUTH HOLLAND DISTRICT COUNCIL WHERE THE FORMS CAN BE COLLECTED FROM OUR MORTGAGE ADVISOR IN OUR OFFICE OR FROM SOUTH HOLLAND DISTRICT COUNCIL, PRIORY ROAD, SPALDING, LINCOLNSHIRE.

SERVICES :

- Council Tax Band - A (subject to change)
- Energy Efficiency Rating - C
- Gas Central Heating
- Mains Water



Viewing Arrangements

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys. Open 6 days

Spalding Office

Mon-Fri 8.30am to 6pm
 Saturday: 9am to 4pm
 Sunday: Closed

Holbeach Office

Mon-Fri 9am to 5.30pm
 Saturday: 9am to 2pm
 Sunday: Closed

Offer Procedure

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

Mortgage Advice

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage. We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances. Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

Legal Fees

Ask for a quotation from our Conveyancing Department. Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale. These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

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INDEPENDENT MORTGAGE ADVICE

EVENING & WEEKEND APPOINTMENTS AVAILABLE

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