

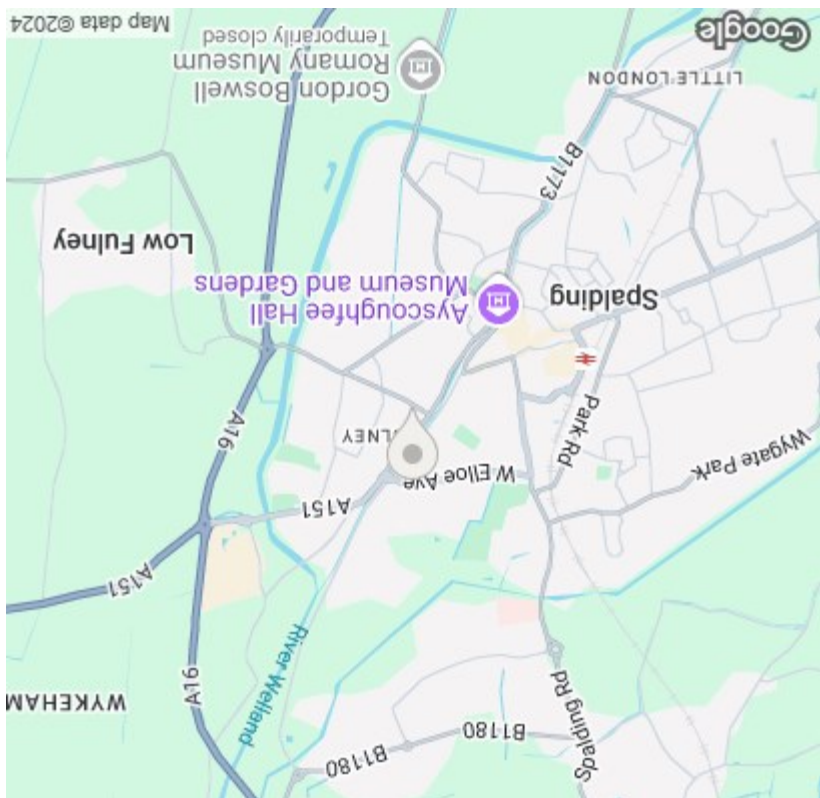
Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Assumed
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Any energy efficient - lower rating costs
 Any energy efficient - lower rating costs
 EU Directive 2002/91/EC
 The energy indicator - higher rating costs

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Albert Street
 Spalding, PE11 2LD

Guide Price £118,000 - Freehold , Tax Band - A



Albert Street

Spalding, PE11 2LD

Nestled in the heart of Albert Street, Spalding, this charming mid-terrace house offers a delightful living opportunity. Boasting two reception rooms and three bedrooms, this property is perfect for those seeking a cosy yet spacious home.

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the house. The neutral decor throughout gives a sense of tranquillity and provides a blank canvas for you to make it your own. The ground floor features a versatile layout with a living room/bedroom, an additional reception room/dining room that opens up to a modern kitchen-diner, a utility area, and a contemporary downstairs bathroom - perfect for modern living. As you ascend the stairs, you'll find a landing that leads to two double bedrooms. One of the bedrooms even comes with an adjoining room that could be used as a dressing area, providing a touch of luxury and convenience. Outside, the property surprises with a courtyard area and a raised patio, offering a lovely outdoor space to enjoy some fresh air. Additionally, there is a rear gate that leads to a shared passage and extra garden space, providing a sense of privacy and tranquillity in the midst of this bustling neighbourhood. With its convenient location close to local shops, services, and amenities, this property is not just a house, but a place to call home. Don't miss out on the opportunity to make this charming terraced house your own slice of paradise in Spalding.

AUCTIONEER COMMENTS:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Entrance Hall

11'6" x 4'2"

Reception Room

11'6" x 7'4"

Living Room

11'10" x 12'1"

Kitchen/Diner

10'9" x 11'1"

Utility Room

3'2" x 5'7"

Bathroom

7'4" x 4'5"

Landing

2'7" x 2'5"

Master Bedroom

11'9" x 12'1"



Bedroom Two

11'7" x 9'4"

Bedroom Three

10'9" x 6'0"

EPC - D

67/81

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: No
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: Don't Know
Right of way public: No
Right of way private: No
Registered easements HMLR: No
Shared driveway: No
Loft access: No
Drain access: No
Other: No
Parking: Street Parking Permit Not Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 10000Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

