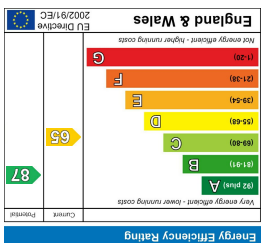


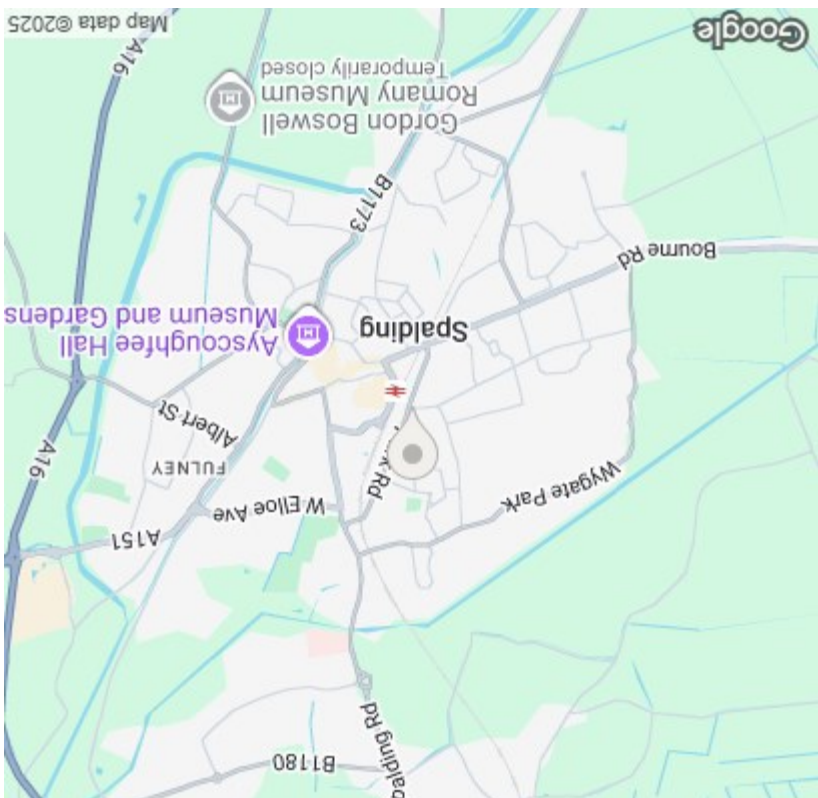
PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/>

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



Energy Efficiency Graph



Area Map



Floor Plan



Park Road
Spalding, PE11 1NH

Guide Price £180,000 - £200,000

Welcome to this charming box bay fronted semi-detached home located on Park Road in Spalding. This property boasts two reception rooms, three bedrooms, and a well-appointed bathroom, making it an ideal choice for those seeking a comfortable and spacious living space.

Step inside, and you'll find a home that has been thoughtfully designed with modern comforts in mind. The living area and all bedrooms are equipped with air conditioning, ensuring a pleasant environment all year round. Internally comprising of an entrance hallway, living room, dining room with French doors to rear garden, kitchen, three piece family bathroom, and three bedrooms to the first floor accessed via the spacious landing area. Outside, the property offers an enclosed rear garden, providing a private outdoor space to relax or entertain. Additionally, the off-street parking for two vehicles is a practical convenience for residents. One of the standout features of this property is its convenient location, within walking distance to the town centre and the train station, offering easy access to amenities and transportation links. Don't miss the opportunity to make this lovely property your new home. With its desirable features and prime location, this box bay fronted semi-detached home is sure to capture your heart. Contact us today to arrange a viewing and experience the charm of this Spalding gem for yourself.

Entrance Hall
3.89 x 0.91 (12'9" x 2'11")

Living Room
4.29 x 3.35 (14'0" x 10'11")

Dining Room
3.67 x 3.40 (12'0" x 11'1")

Kitchen
2.54 x 2.25 (8'3" x 7'4")

Hallway
0.90 x 1.39 (2'11" x 4'6")

Bathroom
2.42 x 2.21 (7'11" x 7'3")

Landing
3.66 x 0.86 (12'0" x 2'9")

Master Bedroom
3.62 x 4.41 (11'10" x 14'5")

Bedroom Two
3.63 x 2.57 (11'10" x 8'5")

Bedroom Three
3.58 x 2.25 (11'8" x 7'4")

EPC - D
65/87

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: No
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: Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fibre to the premises
Internet Speed: Up to 10000Mbps
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Excellent, Vodafone - Excellent

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.

