



GetAnOffer

The Quick Sale Estate Agency Specialists

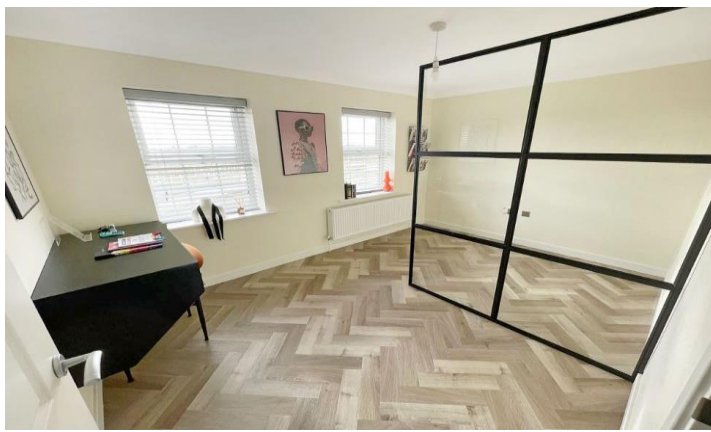


GetAnOffer are pleased to offer for sale this:

- New Build End of Terrace Town House Benefitting from having Solar Panels & 10 Years on the NHBC
- Modern Kitchen/Dining Room & Separate Utility Room
- Well Presented Immaculate Lounge
- Large Master Bedroom
- Good Size Second Double Bedroom
- Modern Bathroom Comprising Four Piece Suite
- Secure Quaint Courtyard
- Double Garage & Parking Spaces to the Front & Rear of the Property

Ballard Close  
Spalding, PE11 1ZF

Offers in Excess of  
£200,000



Viewings: Strictly by appointment via [GetAnOffer.co.uk](http://GetAnOffer.co.uk). For further information or to arrange a viewing contact us on:  
T: 01903 331031 / 0800 033 7 943  
E: [info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

**Our Opening Hours are:**  
Monday to Wednesday 8am – 6pm  
Friday 8am – 5pm  
Saturday 9am – 4pm

Under the terms of The Estate Agent Act 1979 it is hereby advised that Future Planned Relocation Services Ltd (Get An Offer) has a legal interest in this property or is a close associate of the seller



# MEET THE TEAM



**Tom Cranenburgh**



**Lewis Foster**



**Ruby Richards**



**Ray Aguirre**

We are here to help with any questions or information you need. Get in touch with us on 01903 331031 or email [info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

**Are you looking for a solicitor or mortgage?** We can help arrange an appointment - Get in touch.



This plan is for illustration purpose only and may not be representative of the property.



| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             | 84   B  | 85   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

[www.getanoffer.co.uk](http://www.getanoffer.co.uk)

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