



31 The Tilney, Whaplode, PE12 6UW

£225,000

Ark Property Centre are delighted to offer for sale with no onward chain this well proportioned two bedroom detached bungalow in the Village of Whaplode. Benefiting from two double bedrooms, bathroom, lounge with gas fireplace, kitchen diner with utility and cloakroom. Externally there are front and rear gardens and a single garage with power and light connected. Contact Ark for more information.

Entrance Hall



PVCu double glazed entrance door to front aspect. Coving to ceiling with loft access. Radiator. Laminate flooring. Built in airing cupboard with hot water cylinder and slatted shelving.

Lounge 11'6" x 15'10" (3.53m x 4.85m)



PVCu double glazed window to front aspect. Coving to ceiling. Radiator. Laminate flooring. Marble fireplace with inset gas fire.

Kitchen Diner 10'0" x 13'5" (3.05m x 4.09m)



PVCu double glazed window to rear aspect. Coving to ceiling with recessed ceiling spotlights. Extractor fan. Radiator. Fitted with a matching range of base and eye level units, roll edge work surfaces with tiled splashback, stainless steel sink with drainer and chrome mixer tap over. Space for freestanding electric cooker with extractor hood over.

Utility Room 5'6" x 7'6" (1.70m x 2.31m)



PVCu double glazed window to side and PVCu double glazed door to rear. Coving to ceiling. Half height wall tiling. Door to:

Cloakroom



PVCu double glazed window to rear aspect. Coving to ceiling. Half height wall tiling. Radiator. Fitted close coupled toilet and wall mounted wash hand basin.

Bedroom One 11'6" x 12'0" (3.53m x 3.66m)



PVCu double glazed window to rear aspect. Coving to ceiling. Radiator. Laminate flooring.

Bedroom Two 11'5" x 10'4" (3.48m x 3.17m)

PVCu double glazed window to front aspect. Coving to ceiling. Radiator. Laminate flooring.

Bathroom



PVCu double glazed window to rear aspect. Coving to ceiling. Extractor fan. Radiator. Full height wall tiling. Fitted with a three piece suite comprising panel bath with chrome mixer tap over and shower attachment, pedestal wash hand basin with chrome taps over and close coupled toilet with push button flush.

Outside

The rear garden is enclosed by timber fencing and is laid to lawn with a range of planted borders. There is an outside tap and paved base ready for a shed.

Garage



Single garage with up and over door, power and light connected, wall mounted mains gas Worcester boiler.

Property Postcode

For location purposes the postcode of this property is: PE12 6UW

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: C

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

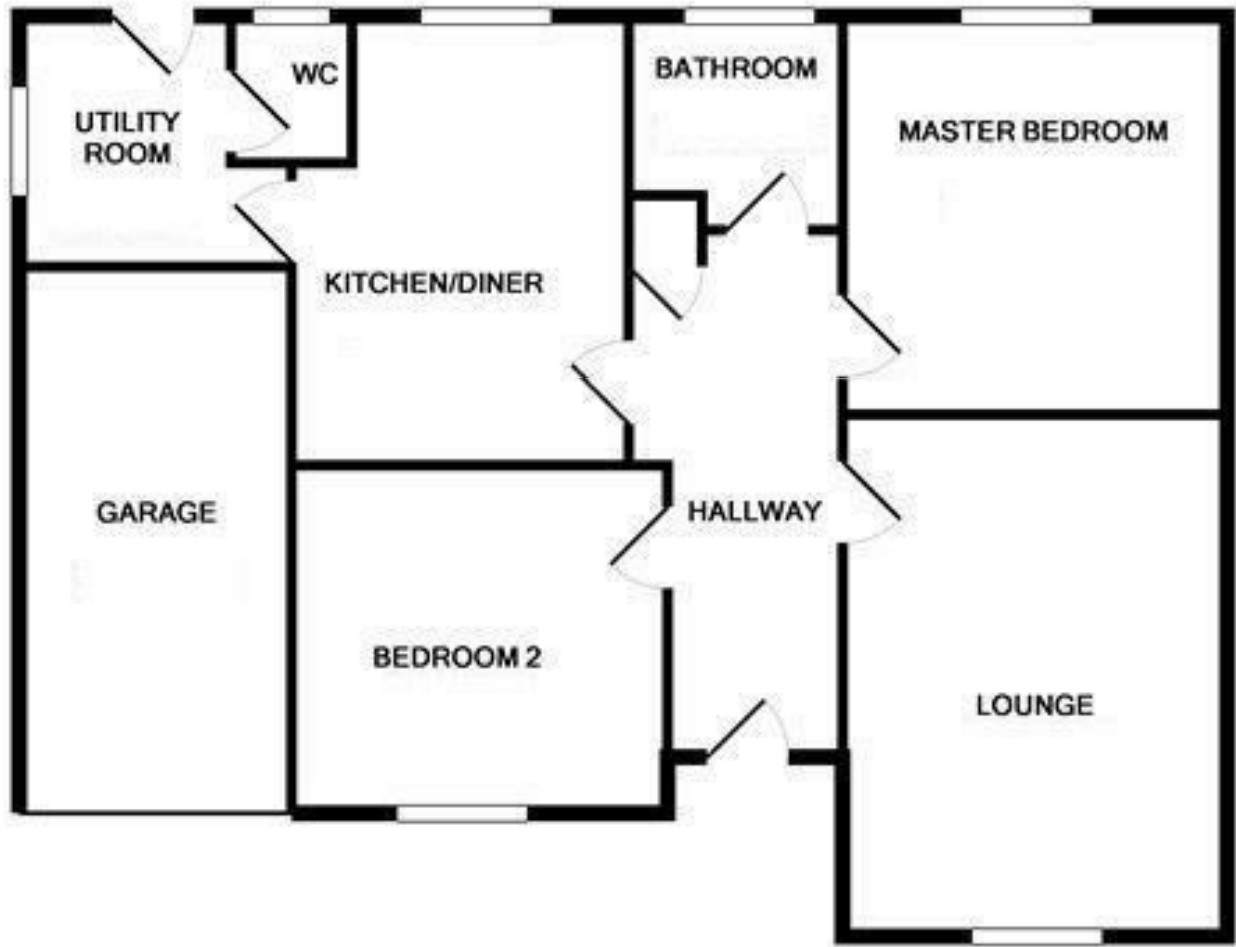
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

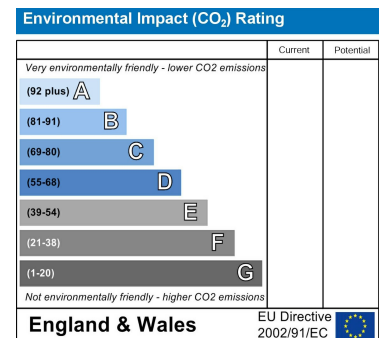
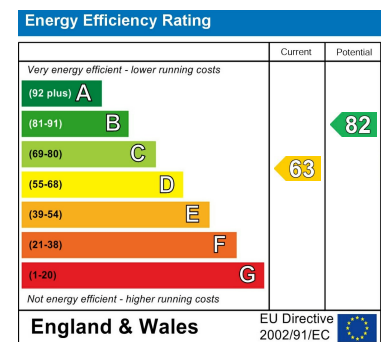
Floor Plan



Area Map



Energy Efficiency Graph



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