



30 Westside, Spalding, PE11 3WG

£185,000

SOLD WITH NO ONWARD CHAIN! Three-bedroom end terraced property located in a popular residential area. Being close by to all local amenities, local schools, and low maintenance rear garden. The property comprises of entrance hallway, cloakroom, kitchen dining room, living room with French doors to the rear garden, three bedrooms and bathroom. Externally, the front of the property provides allocated parking and gated access to the rear. Enclosed rear garden, mainly laid to lawn with patio area ideal for seating and entertaining.

Call the team today to get your viewing booked in!

Entrance Hall 5.05m x 2.00m

PVCu double glazed entrance door, coving to textured ceiling, stairs to first floor landing, radiator, door to kitchen breakfast room and door to lounge, door to cloakroom.

Cloakroom



Fitted with a w/c, wash hand basin, vinyl flooring and radiator

Kitchen Breakfast Room 8'6" x 14'0" (2.60 x 4.29)



PVCu double glazed windows to front and side, coving to textured ceiling with recessed ceiling spotlights. Fitted with a matching range of base and eye level units with roll edge work surfaces and tiled splashbacks, composite sink and drainer with chrome mixer tap over, four ring gas hob with stainless steel extractor hood over and electric oven under, space for washing machine, tumble dryer, fridge, freezer and dishwasher, wall mounted gas central heating boiler.

Lounge 8'9" x 16'0" (2.67 x 4.88)



PVCu double glazed window and French Doors to rear, coving to textured ceiling, laminate flooring, radiator.

Landing



With doors to bedrooms and bathroom, loft access.

Bedroom One 9'4" x 13'5" (2.87 x 4.11)



PVCu double glazed window to front, coving to textured ceiling, radiator.

Bedroom Two 8'2" x 11'5" (2.51 x 3.50)



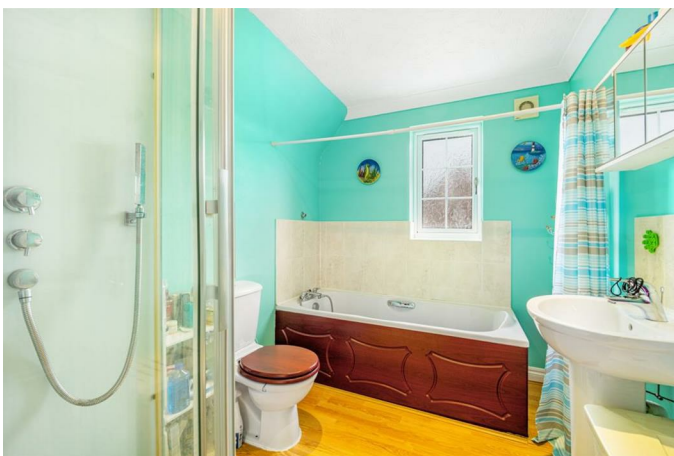
PVCu double glazed window to rear, coving to textured ceiling, radiator.

Bedroom Three 8'0" x 8'0" (2.44 x 2.44)



PVCu double glazed window to rear, coving to textured ceiling, radiator.

Bathroom



Upvc window to rear elevation. Vinyl flooring. Extractor fan. Heated towel rail. Shaver point. Part

tiled splash back wall. Panelled bath. Shower cubicle with shower over and screen. Toilet. Wash hand basin.

Exterior



Low maintenance front area with allocated parking space and visitors parking next to space, gated side access. Enclosed rear garden, mainly laid to lawn with patio area ideal for seating and entertaining.

Property Postcode

For location purposes the postcode of this property is: PE11 3WG

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: B

PLEASE NOTE:

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

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.

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.

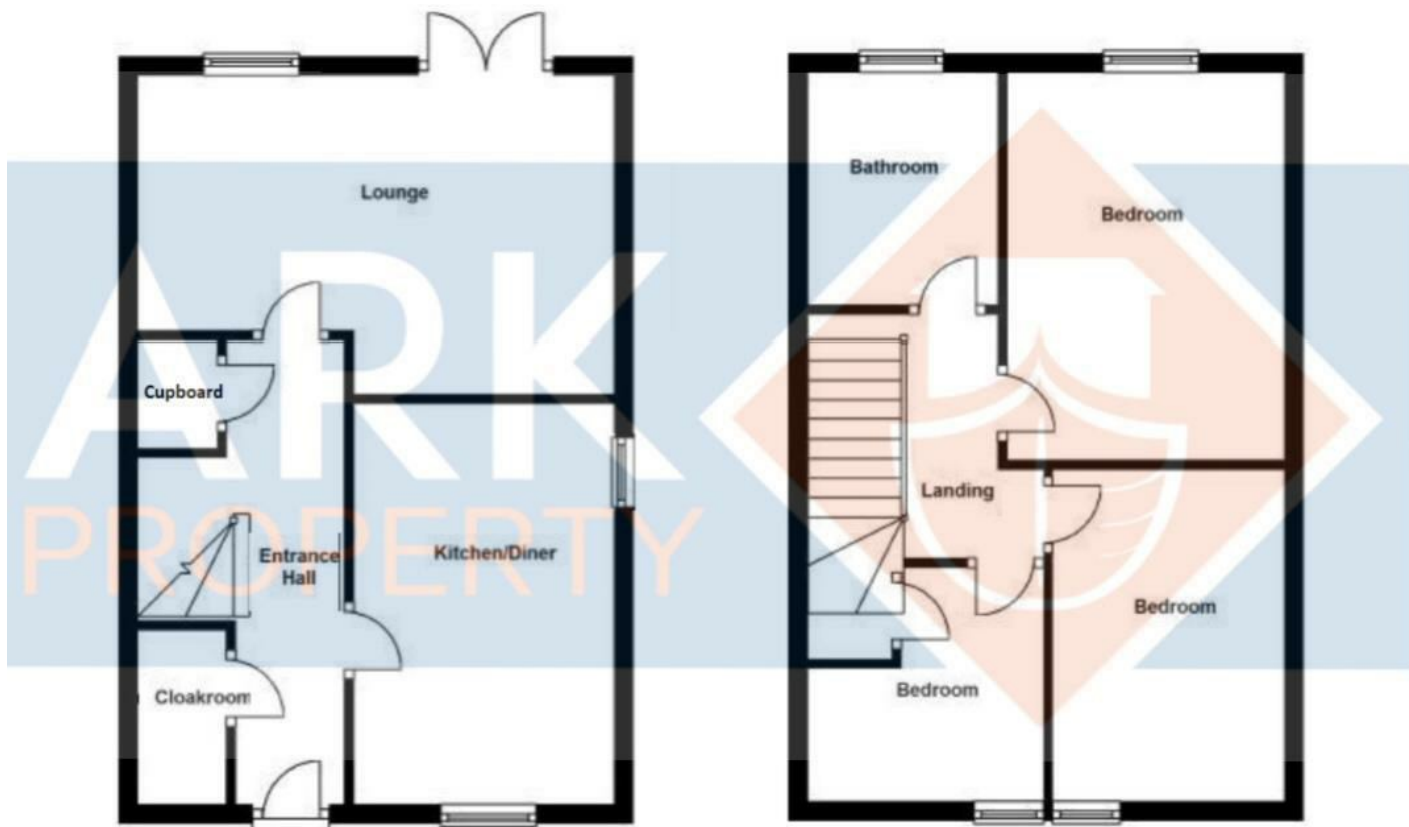
If a cash offer is made, which is not subject to the

sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

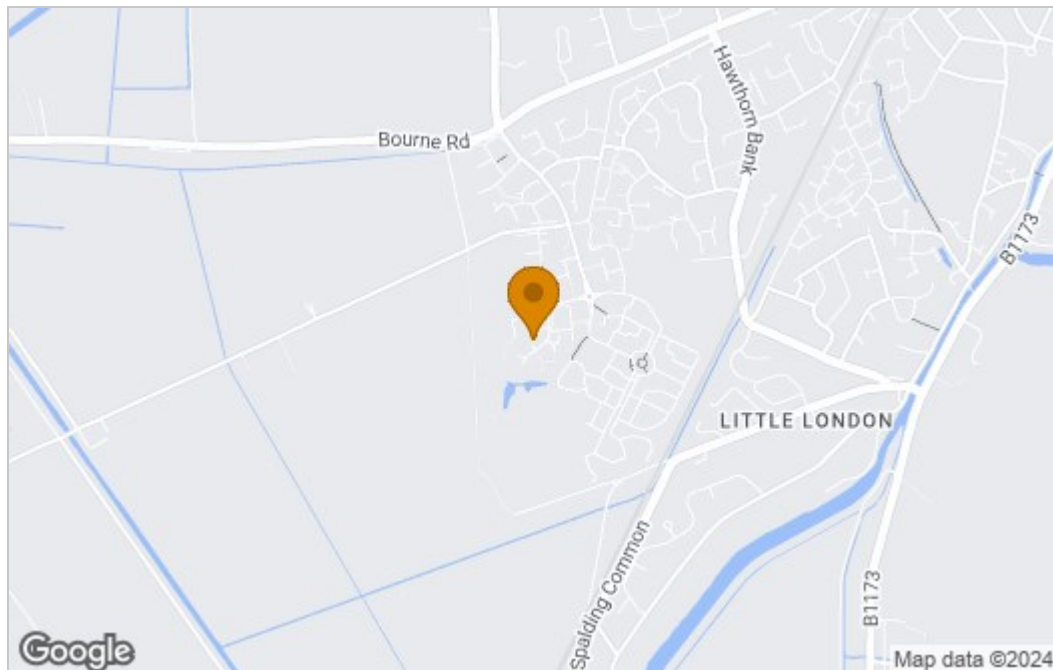
Viewing Arrangements

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.

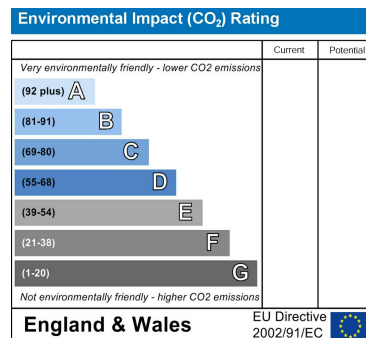
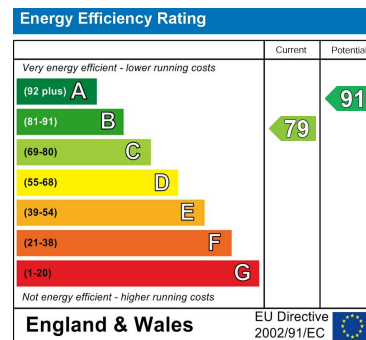
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

