



## **42a Commercial Road, Spalding, PE11 2HD**

**£140,000**

Ark Property Centre are delighted to offer for sale this two bedroom bungalow on Commercial Road. With river walks on your doorstep and Spalding's amenities close by this property would make an ideal downsizer. Internally there is an entrance hall, open plan kitchen/living area, two bedrooms and bathroom. There is a low maintenance exterior and off road parking for one vehicle.

**Entrance Hall 14'3 x 7'3 (4.34m x 2.21m)**

Upvc door. Skimmed and covered ceiling. Smoke alarm. Tiled flooring. Radiator.

**Open Plan Kitchen Area and Lounge 12'0" x 25'1" (3.670 x 7.640)**



Window to the front aspect. Upvc French doors to the rear aspect. Skimmed and covered ceiling. Radiator. Fitted base and wall units. Wall mounted gas central heating boiler. Stainless steel sink. Space for washing machine and fridge. Television point.



**Bedroom One 8'9 x 12'1 (2.67m x 3.68m)**



Window to the rear aspect. Radiator. Skimmed and covered ceiling.

**Bedroom Two 8'0 x 8'4 (2.44m x 2.54m )**



Window to the front aspect. Radiator. Skimmed and covered ceiling.

### Bathroom 8'9 x 5'7 (2.67m x 1.70m )



Window to the side aspect. Skimmed and covered ceiling. Tiled flooring. Airing cupboard. Toilet. Basin. Bath with shower over.

### Exterior



There is off road parking for one vehicle to the side of the property and gated access to the rear courtyard.

### Rear Garden



The rear garden is block paved and enclosed by timber fence, there is gated access to the side and outside lighting.

### Property Postcode

For location purposes the postcode of this property is: PE11 2HE.

### Viewings

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.

### Offers 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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations.

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 your 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.

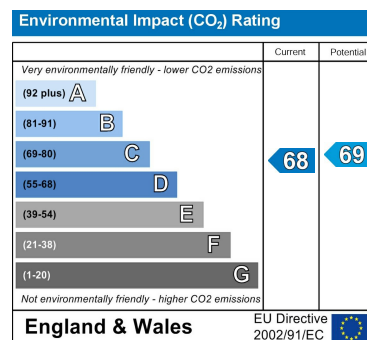
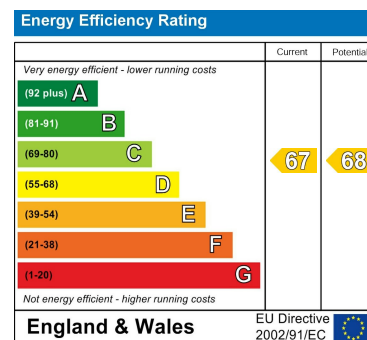
## Floor Plan



## Area Map



## Energy Efficiency Graph



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