



## **75 Witham Road, Spalding, PE11 3WT**

**Guide Price £170,000**

'Welcome to Witham Road' a lovely property nestled within the popular Kier development. Boasting two bedrooms and two bathrooms, this popular design offers both comfort and convenience.

Whether you're a first-time buyer eager to step onto the property ladder or an investor seeking a promising opportunity, this delightful gem is sure to captivate. Don't miss out on the chance to make this property your own—contact us today to arrange a viewing and secure your future investment.

### Entrance Hallway

Composite entrance door to front with glazed panels. Tiled flooring. Stairs to first floor landing. Radiator.

### Cloakroom 6'3" x 2'11" (1.92 x 0.89)

Upvc window to front aspect. Toilet. Wash hand basin. Radiator. Tiled flooring.

### Kitchen 9'6" x 7'6" (2.91 x 2.31)



Upvc window to front aspect. Base and wall units with work surface over. Fitted oven with hob above, stainless steel splashback and extractor over. Stainless steel sink with drainer and mixer tap over. Spotlighting. Tiled flooring.

### Living Room 12'6" x 14'11" (3.83 x 4.55)



French doors opening to rear garden with glazed side panels. Tiled flooring. Radiator.

### First Floor Landing



Carpeted. Cupboard.

### Bedroom One 10'1" x 10'8" (3.08 x 3.27)



Upvc window to front elevation. Carpeted. Radiator. Cupboard space.

### En-Suite 6'3" x 4'5" (1.92 x 1.37)



Upvc window to front elevation. Tiled flooring. Radiator. Shaving point. Wash hand basin. Toilet. Shower cubicle. Part tiled walls.

**Bedroom Two 10'2" x 7'10" (3.12 x 2.41)**



Upvc window to rear elevation. Carpeted. Radiator.

**Bathroom 6'1" x 6'9" (1.86 x 2.07 )**



Upvc window to rear elevation. Tiled flooring. Part tiled walls. Toilet. Wash hand basin. Bath with hand held shower attachment over.

**Rear Garden**



Fully enclosed low maintenance rear garden. Patio area ideal for seating and entertaining and lawn.

**Property Postcode**

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

**Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: B

COUNCIL TAX BAND: A

MANAGEMENT COMPANY: RMG

COST: £50.00 per quarter

**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**

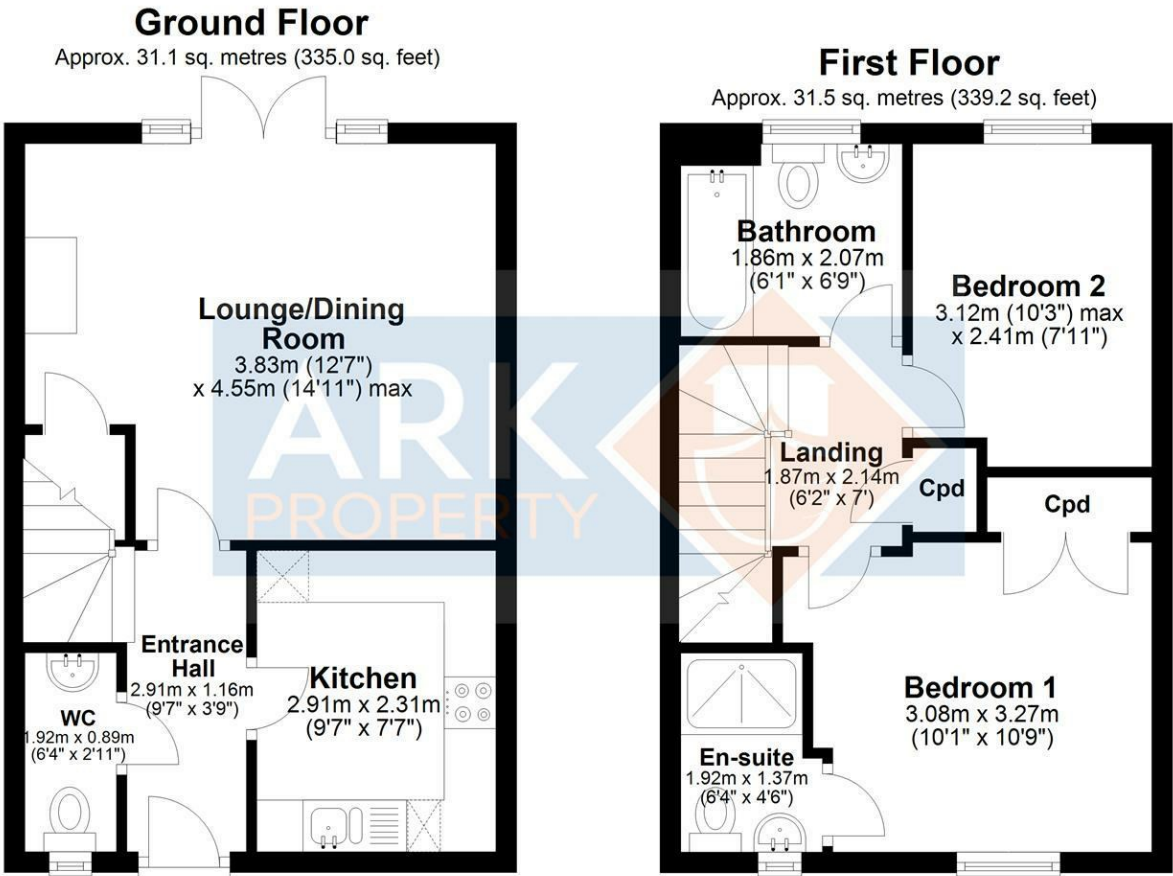
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

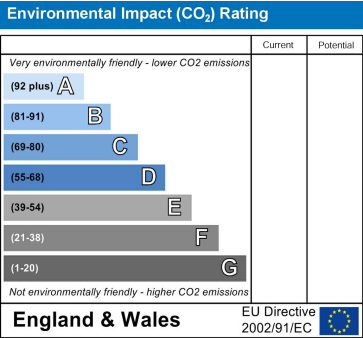
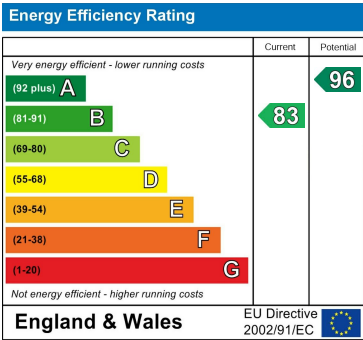


Total area: approx. 62.6 sq. metres (674.2 sq. feet)

Area Map



Energy Efficiency Graph



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

