



8 Eider Grove, Spalding, PE11 3WD

£165,000

Calling all first-time buyers and savvy investors! This detached gem with a double garage is the perfect starter home or investment opportunity. With its impeccable presentation and freehold status, it's a steal waiting to happen. Don't miss out – book your viewing today and seize the chance to step onto the property ladder or expand your portfolio!

Entrance Hallway

Entrance door to front aspect. Stairs to first floor. Radiator. Door to double garage.

First Floor Landing



Upvc window to rear elevation. Radiator. Airing cupboard with shelving.

Living Room Diner 21'3" x 10'5" (6.50 x 3.20)



Two Upvc windows to front elevation. Radiator. Television point. Storage cupboard.

Kitchen 9'6" x 7'6" (2.92 x 2.31)



Upvc window to rear elevation. Base and wall units with worksurface over. Sink with drainer and mixer tap over. Integrated oven with gas hob above and extractor hood over. Integrated fridge freezer, washing machine and dishwasher. Wall mounted boiler. Wine rack.

Bedroom One 12'0" x 8'11" (3.66 x 2.74)



Upvc window to front elevation. Radiator. Built in wardrobe. Television point.

En-Suite

Upvc window to rear elevation. Toilet. Wash hand basin. Shower cubicle with mixer shower over. Extractor fan. Heated towel rail.

Bedroom Two 10'11" x 8'7" (3.35 x 2.64)

Upvc window to front elevation. Radiator. Television point. Loft access.

Bathroom

Toilet. Wash hand basin. Bath with handheld

shower attachment over. Shaver point. Heated towel rail. Extractor fan. Part tiled walls.

Exterior

The property features a front area designed for easy upkeep, adorned with slate chippings and a paved path leading to the front door. Archway leading to the neighbouring properties parking area, while this property enjoys its own integral double garage for off-road parking.

Property Postcode

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

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: A - SHDC

MANAGEMENT COMPANY: RMG

CHARGE: £50 every 6 months.

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.

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.

Offer Procedure

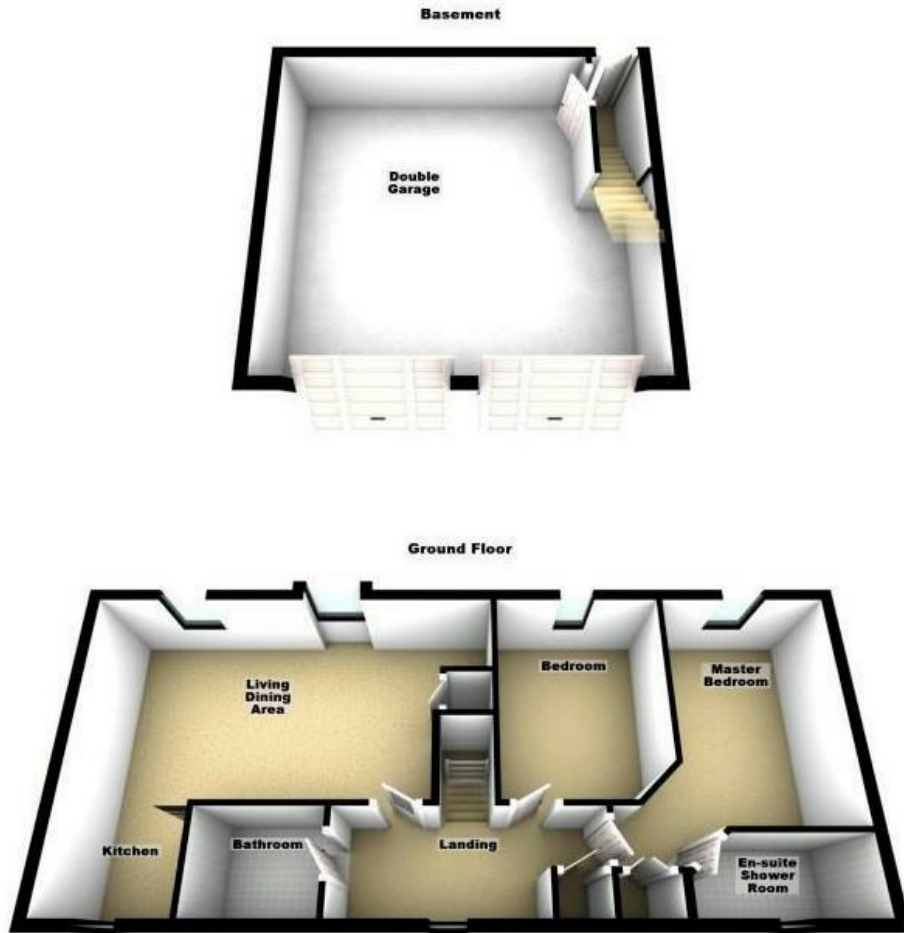
Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

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.

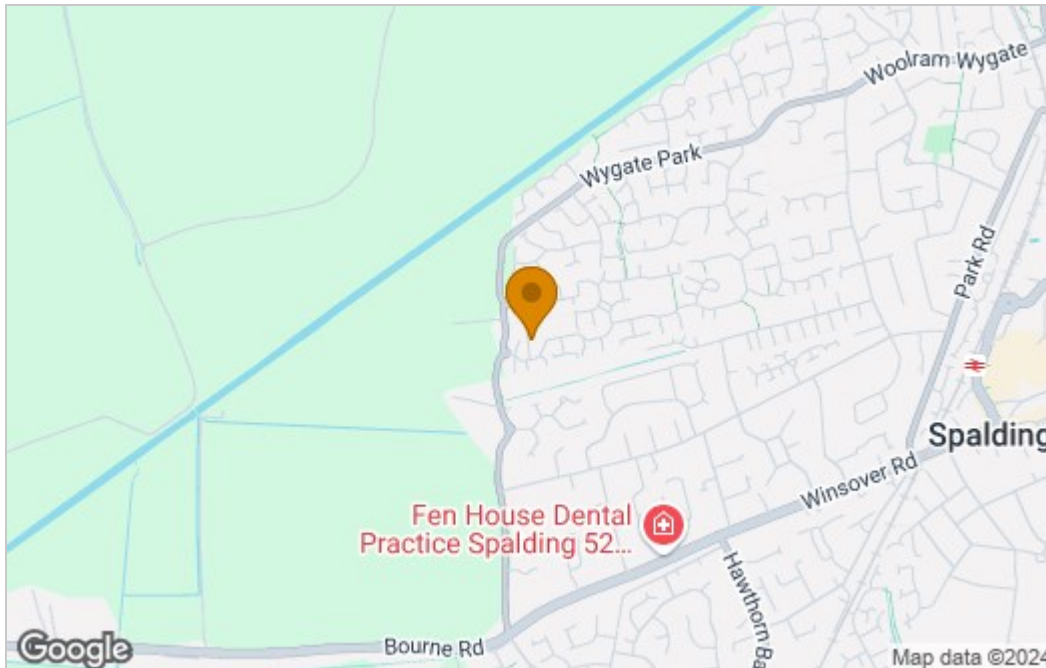
Disclaimer

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.

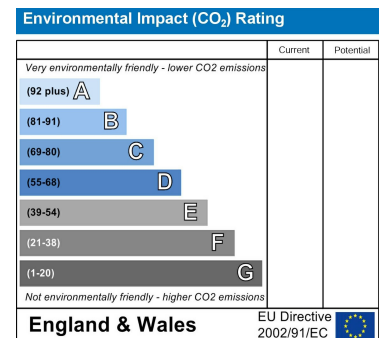
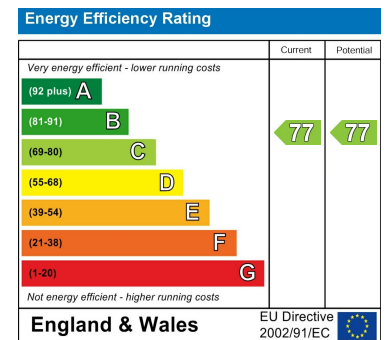
Floor Plan



Area Map



Energy Efficiency Graph



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>

