



## **7 Palgrave Way, Spalding, PE11 3YW**

**£196,000**

A three-bedroom terraced house featuring an enclosed rear garden and designated parking, providing a cosy living option in a sought-after area. The property comprises of entrance hallway, kitchen, living room diner, and cloakroom. Upstairs you will find bedroom one with fitted wardrobes and an en-suite, two additional bedrooms and a bathroom. Don't miss out—contact us today to schedule your viewing!



**Entrance Hallway 6'5" x 10'4" (1.98m x 3.15m)**

Part glazed composite door to front aspect. Wood effect flooring. Stairs to first floor landing.

**Kitchen**



Upvc window to front aspect. Base and wall units with worksurface over. Integrated oven with gas hob above and stainless steel extractor over. Space for washing machine. Stainless steel sink with drainer. Tiled flooring.

**Lounge 15'7" x 14'8" (4.75m x 4.48m)**



Double glazed doors opening to rear garden. carpet flooring and radiator.

**Cloakroom 2'8" x 5'5" (0.83m x 1.66m)**

Toilet. Wash hand basin. Radiator. Vinly flooring.

**Landing 7'5" x 9'6" (2.27m x 2.90m)**



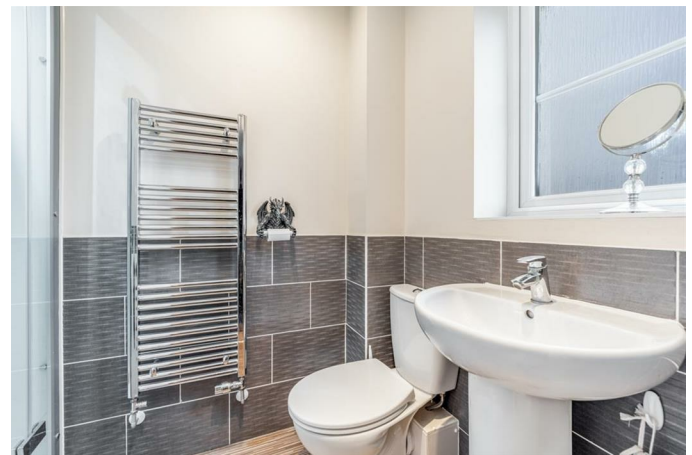
Carpeted. Loft access.

**Bedroom One 9'3" x 9'6" (2.83m x 2.91m)**



Upvc window to rear elevation. Carpeted. Radiator and wardrobes with sliding doors

**En-Suite 4'3" x 7'0" (1.32m x 2.15m)**



Upvc window to front elevation. Wash hand basin. Toilet. Heated towel rail. Part tiled splashback wall. LVT flooring. Shower cubicle.

### Bedroom Two 7'9" x 9'6" (2.38m x 2.90m)



Upvc window to front elevation. Carpeted. Radiator.

### Bedroom Three 6'1" x 6'4" (1.86m x 1.95m)



Upvc window to front elevation. Radiator. Carpeted.

### Bathroom 7'9" x 5'11" (2.37m x 1.81m)



Panelled bath with hand held shower attachment. Wash hand basin. Toilet. Shaver point. Heated towel rail. Part tiled walls and Vinyl flooring.

### Outside



Allocated parking spaces to the front. A fully enclosed rear garden, mainly laid to lawn with paved area ideal for seating and entertaining. Solar Panels fitted to roof

### Property Postcode

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

### Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: B

COUNCIL TAX BAND: B

MANAGEMENT CHARGE: £170.00 yearly

### 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.

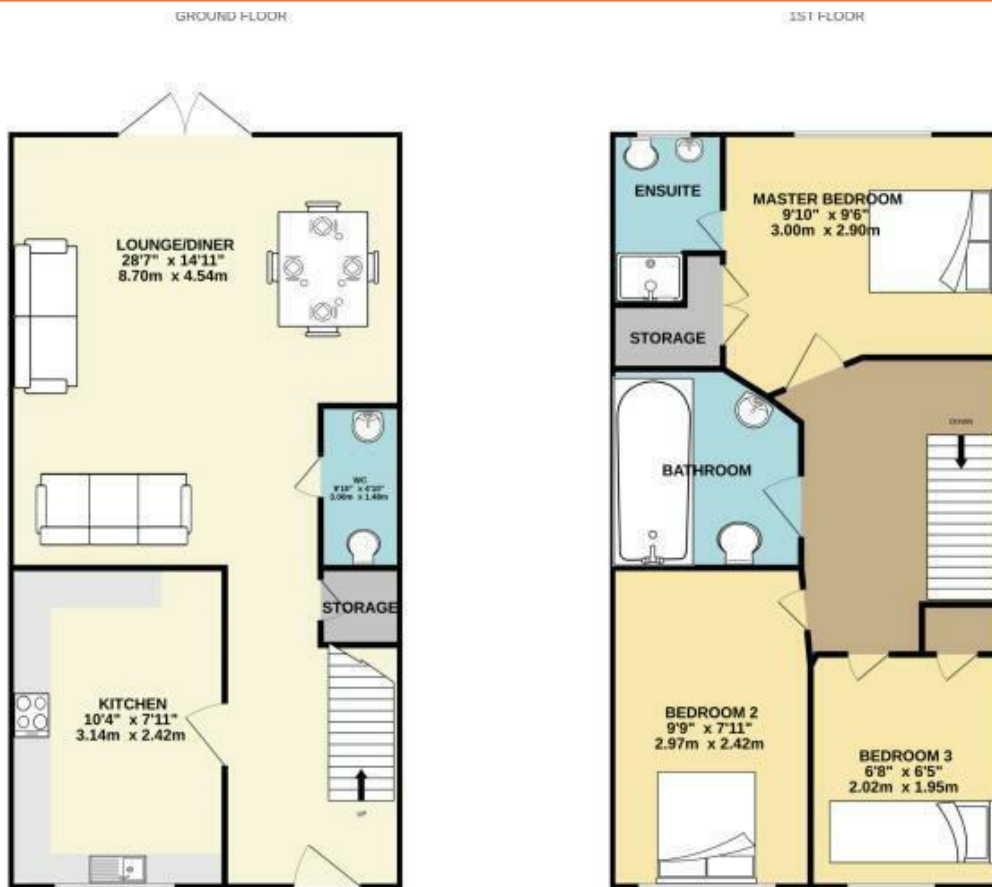
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **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.

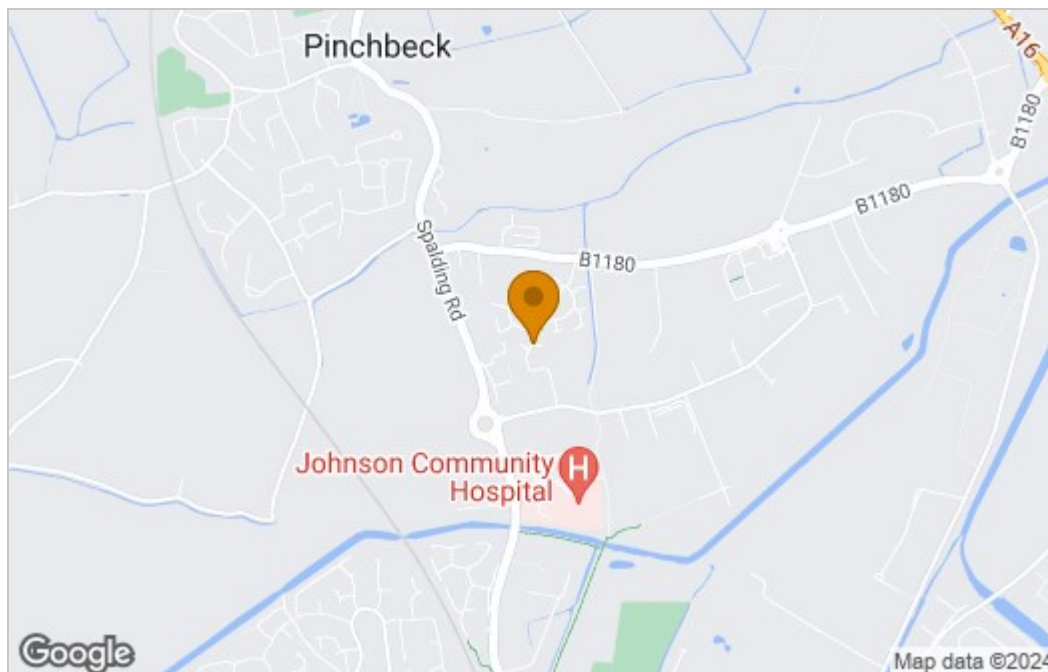


## Floor Plan

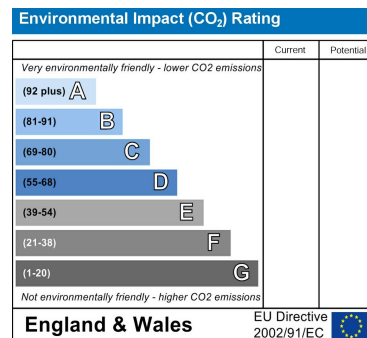
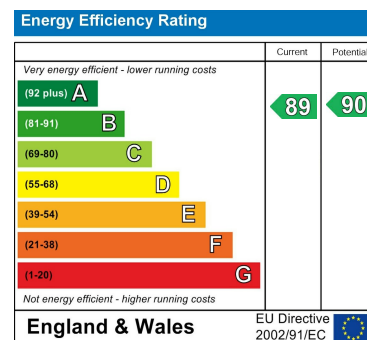


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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