



16 Piccard Drive, Spalding, PE11 2GP

£240,000

NO ONWARD CHAIN! Welcome to the Jelson Estate! Located on the sought after Piccard Drive, this well presented home is ready to welcome its new owner. Situated in a popular family friendly neighbourhood, it offers a convenient location in Spalding for making those commutes a lot easier .
If you think this could be your perfect fit, don't hesitate to give us a call today!

Entrance Hall

Upvc door to front, radiator, wood effect flooring and staircase

Cloakroom



Frosted window to side, w/c, wash hand basin with vanity unit under, wood effect flooring and radiator

Lounge 16'11" x 10'5" (5.18 x 3.18)



Upvc window to front, tv point, wood effect flooring, radiator and opening to dining room

Dining Room 11'6" x 8'3" (3.53 x 2.54)



Upvc sliding patio doors to rear, wood effect flooring and radiator

Kitchen 11'6" x 9'1" (3.53 x 2.77)



Upvc window and door to side. A range of matching wall and base units, worktop over, stainless steel sink drainer with mixer tap, cupboard housing boiler, gas oven and hob with extractor over, partially tiled walls, plumbing for washing, plumbing for dishwasher and extractor.

First Floor Landing

Loft access and airing cupboard

Bedroom One 14'2" x 10'2" (4.32 x 3.10)



Upvc window to front, tv point, built in wardrobes around bed area, carpets, radiator and door to ensuite

En-Suite



Frosted Upvc window to side, wash hand basin, w/c, shower cubicle, partially tiled, vinyl flooring, extractor fan and heated towel rail

Bedroom Two 10'0" x 10'0" (3.07 x 3.05)



Upvc window to rear, carpets and radiator

Bedroom Three 7'6" x 6'11" (2.31 x 2.13)



Upvc window to front, carpets and radiator

Family Bathroom



Frosted Upvc window to rear, bath with shower over, wash hand basin, w/c, partially tiled walls, tiled floor, extractor and radiator.

Single Garage

Single up and over garage door, power, lighting and personnel door to side

Front Garden



Low maintenance gravel area, path to front door and driveway from 2 cars to side

Rear Garden



Patio area providing space for BBQ's, lawn area, path leading to shed, fully enclosed with fencing and side gate.

Property Postcode

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

Additional Information

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.

Verified Material Information

Tenure: FREEHOLD

Council tax band: C

Annual charge: £1,791.76

Property construction: BRICK (JELSON BUILDERS -

2009)

Electricity supply: E'ON

Solar Panels: NO

Other electricity sources: NO

Water supply: ANGLIAN

Sewerage: MAINS DRAINAGE

Heating: GAS

Heating features: NO

Broadband: As stated by Ofcom, Standard, Superfast, Ultrafast available

Mobile coverage: As stated by Ofcom, EE Voice Likely Data Likely -Three Voice Likely Data Likely - O2 Voice Likely Data Limited - Vodafone Voice Limited Data Limited

Parking: Driveway and Single Garage

Building safety issues: NO

Restrictions: NO

Public right of way: NO

Flood risk: high risk of surface water flooding - medium risk of flooding from rivers and the sea

Coastal erosion risk: NO

Japanese Knotweed: NO

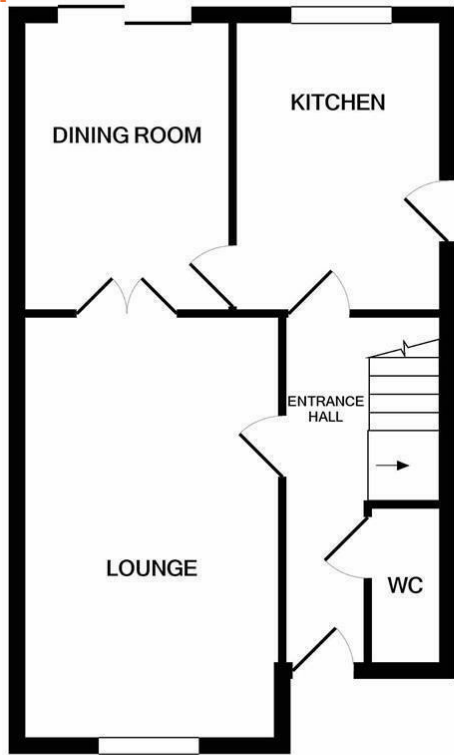
Planning permission: NO

Accessibility and adaptations: NO

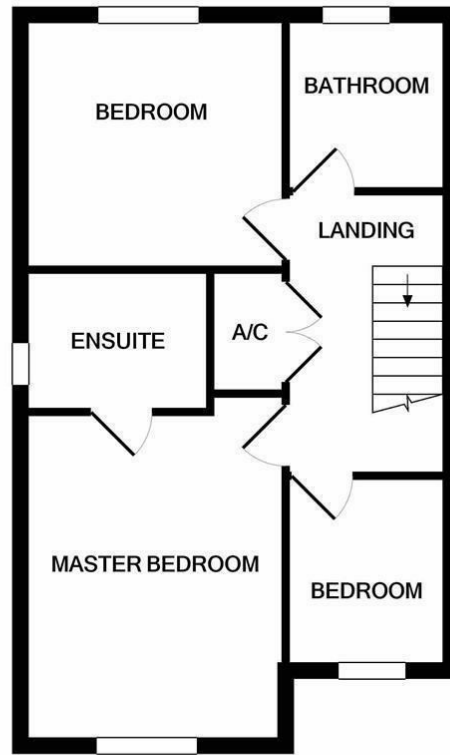
Coalfield or mining area: NO

Energy Performance rating: C

Floor Plan



GROUND FLOOR



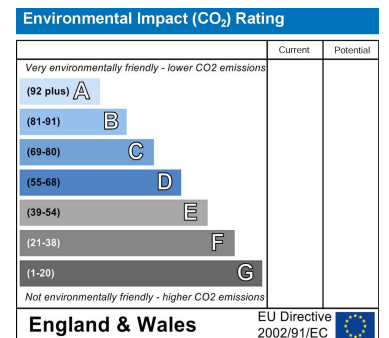
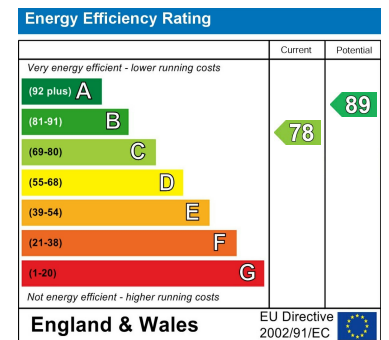
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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
Made with Metropix ©2022

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>

