



49 Havelock Street, Spalding, PE11 2YL

£145,000

Discover the perfect blend of character and convenience with this delightful older-style two-bedroom house, ideally situated just a short stroll from Spalding Town Centre. This welcoming home features a spacious living area, a cozy yet bright kitchen, two bedrooms and first floor bathroom. The property benefits from a hardstanding rear garden, perfect for relaxing or entertaining. With its prime location, you'll enjoy easy access to local shops, restaurants, and amenities. Don't miss the chance to make this charming house your new home!

Lounge 12'0" x 12'4" (3.66m x 3.77m)



Glazed composite entrance door and PVCu double glazed window to front, coving to ceiling, marble gas fireplace with wooden surround. Arched opening to dining room.



Dining Room 10'6" x 12'4" (3.21m x 3.77m)



Coving to ceiling, radiator, stairs to first floor landing. Glazed doors and serving hatch to kitchen.



Kitchen 9'9" x 11'11" (2.99m x 3.64m)



Glazed window to rear, radiator, vinyl flooring. Fitted with a matching range of base and eye level units, roll edge work surfaces with tiled splashbacks, four ring electric hob with extractor hood over and electric oven and grill under, stainless steel sink and drainer with chrome mixer tap over. Space fridge, space and plumbing for dishwasher, opening to rear hall.



Rear Hall

Coving to ceiling, vinyl flooring. Doors to utility room and cloakroom.

WC 6'6" x 5'2" (1.99m x 1.58m)



PVCu double glazed window to side, panelled ceiling, laminate flooring, radiator, built in full height storage with sliding doors. Fitted close coupled toilet and pedestal wash hand basin with chrome taps over and tiled splashback.

Utility Room/Porch 3'9" x 5'2" (1.16m x 1.59m)

PVCu double glazed construction with timber and polycarbonate roof, vinyl flooring. Space and plumbing for washing machine and tumble dryer. Door opening to garden.

Landing

Coving to ceiling, radiator. Doors to bedrooms and bathroom.

Bedroom One 11'11" x 12'4" (3.65m x 3.77m)



PVCu double glazed window to front, coving to ceiling, radiator.

Bedroom Two 10'11" x 7'6" (3.33m x 2.31m)



PVCu double glazed window to rear, coving to ceiling, radiator, built in wardrobes with hanging space and wall mounted mains gas combi boiler.

Bathroom 10'0" x 6'2" (3.05m x 1.90m)

PVCu double glazed window to rear, exposed ceiling beams, radiator, vinyl flooring. Fitted with a three piece suite comprising panel bath with chrome mixer tap over and tiled walls, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.

Outside

The rear garden is mostly hardstanding and enclosed by timber fencing. There is a rear gate for access and a brick built store with galvanised metal roof, power and light connected.

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

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.

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.

Property Postcode

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

Verified Material Information

Tenure: Freehold
Council tax band: A
Property construction: Brick with tile roof
Electricity supply: Mains - OVO
Solar Panels: No
Other electricity sources: No
Water supply: Mains - Anglian Water
Sewerage: Mains
Heating: Mains gas central heating.
Heating features: None
Broadband: As stated by Ofcom,
Broadband type Highest available download speed
Highest available upload speed Availability
Standard 18 Mbps 1 Mbps Good
Superfast 74 Mbps 20 Mbps Good
Ultrafast 10000 Mbps 10000 Mbps

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

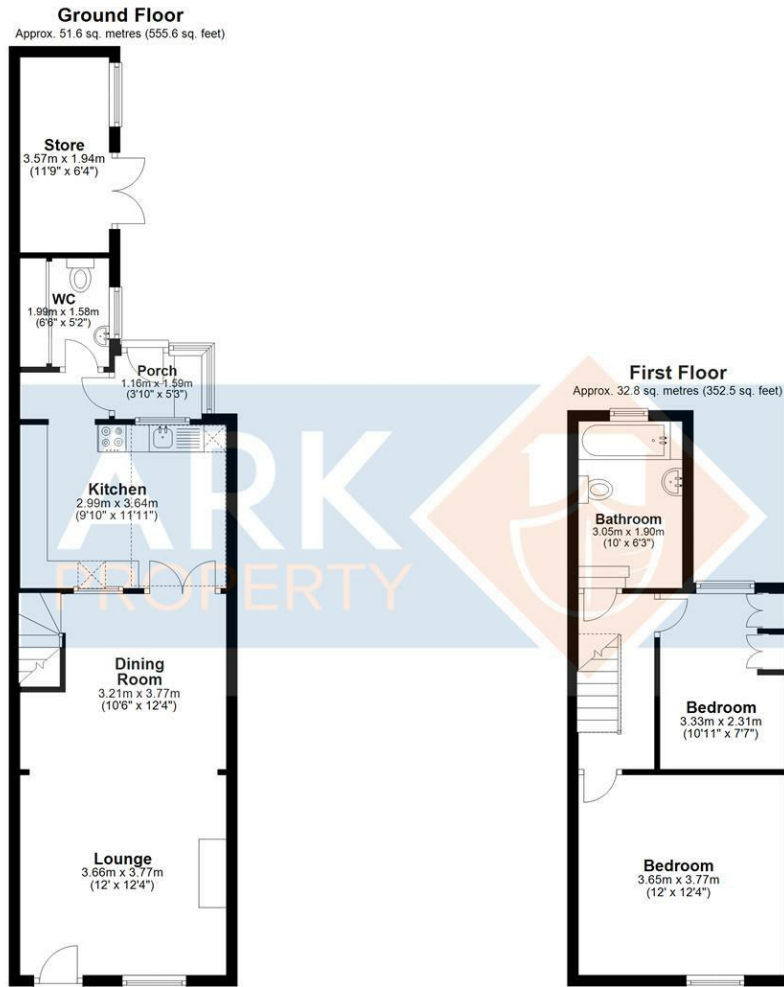
Outdoor
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Parking: On street parking.
Building safety issues: None
Restrictions: Not known.
Public right of way: No
Flood risk: Zone 3 - Environment Agency
Coastal erosion risk: None
Japanese Knotweed: No
Planning permission: No
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: C

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.

Floor Plan

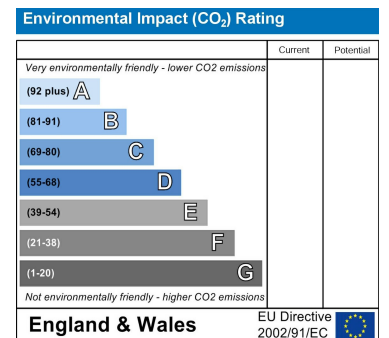
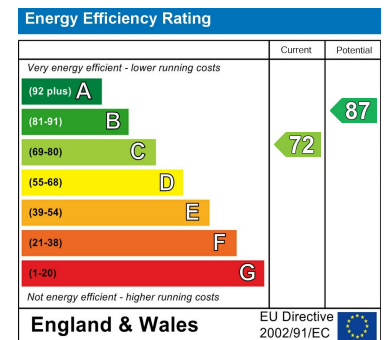


Total area: approx. 84.4 sq. metres (908.1 sq. feet)

Area Map



Energy Efficiency Graph



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