



2 Kings Road, Spalding, PE11 1QB

Open To Offers £270,000

Don't just buy with your heart—buy with your head. This property makes perfect sense as both a home and an investment. Conveniently located close to town, it offers a fantastic yield potential, making it a smart choice for savvy buyers. Recently renovated from top to bottom, the property is in pristine condition and ready for its new owners. Don't miss out on this exceptional opportunity—book your viewing today!

Entrance Hall

Upvc door to front aspect. Radiator. Carpeted. Stairs to first floor landing.

Lounge / Bedroom 12'8" x 14'2" (3.88 x 4.34)



Upvc bay window to front aspect. Radiator. Carpeted. Television point.

Dining Room / Communal Lounge 11'9" x 13'1" (3.59 x 4.00)



Upvc window to rear aspect. Radiator. Spot lighting.

Utility Room 9'9" x 6'9" (2.99 x 2.08)



Upvc window to side aspect. Door to side aspect. Wood effect flooring. Wall and base units with work surface over. Space for freestanding fridge freezer.

Kitchen 14'9" x 6'7" (4.50 x 2.02)



Upvc window to side aspect. Base and wall units with work surface over. Tiled splashback. Stainless steel sink drainer with mixer tap over. Integrated fridge freezer. Integrated double oven. Electric hob with extractor over. Spot lighting. Wood effect flooring. Radiator.

Downstairs Shower Room 7'7" x 6'8" (2.33 x 2.05)



Upvc window to rear aspect. Vinyl flooring. Double

shower cubicle with shower over. Wash hand basin. Toilet. Heated towel rail. Extractor fan.

First Floor Landing

Upvc window to side elevation. Loft access.

Bedroom One 12'8" x 11'5" (3.87 x 3.48)



Upvc window to front elevation. Radiator. Carpeted.

Bedroom Two 11'8" x 11'5" (3.58 x 3.48)



Upvc window to rear elevation. Radiator. Carpeted.

Bedroom Three 9'2" x 8'9" (2.80 x 2.68)



Upvc window to rear elevation. Radiator. Carpeted.

Shower Room 7'9" x 8'7" (2.37 x 2.64)



Upvc window to front elevation. Double shower cubicle. Partially tiled. Wash hand basin set in vanity unit. Toilet. Extractor fan. Heated towel rail. Vinyl flooring.

Outside



Property Postcode

For location purposes the postcode of this property is: PE11 1QB

Verified Material Information

Tenure: Freehold
 Council tax band: B
 Annual charge: None
 Property construction: Brick
 Electricity supply: EDF
 Solar Panels: No
 Other electricity sources: None
 Water supply: Anglian Water
 Sewerage: Mains
 Heating: Gas
 Heating features: None
 Broadband: As stated by Ofcom, Standard and Ultrafast are available.
 Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Data and Voice. Three and Vodafone is Limited over Voice and Data. O2 is Likely over Voice but Limited over Data.
 As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone is Likely over Voice and Data.

Parking: Driveway
 Building safety issues: None
 Restrictions: None
 Public right of way: None
 Flood risk: Medium risk of surface water flooding. Medium risk of flooding from rivers and the sea.
 Coastal erosion risk: No
 Japanese Knotweed: No
 Planning permission: Please refer to SHDC planning portal for any relevant planning applications in the area.
 Accessibility and adaptations: No
 Coalfield or mining area: No
 Energy Performance rating: C

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

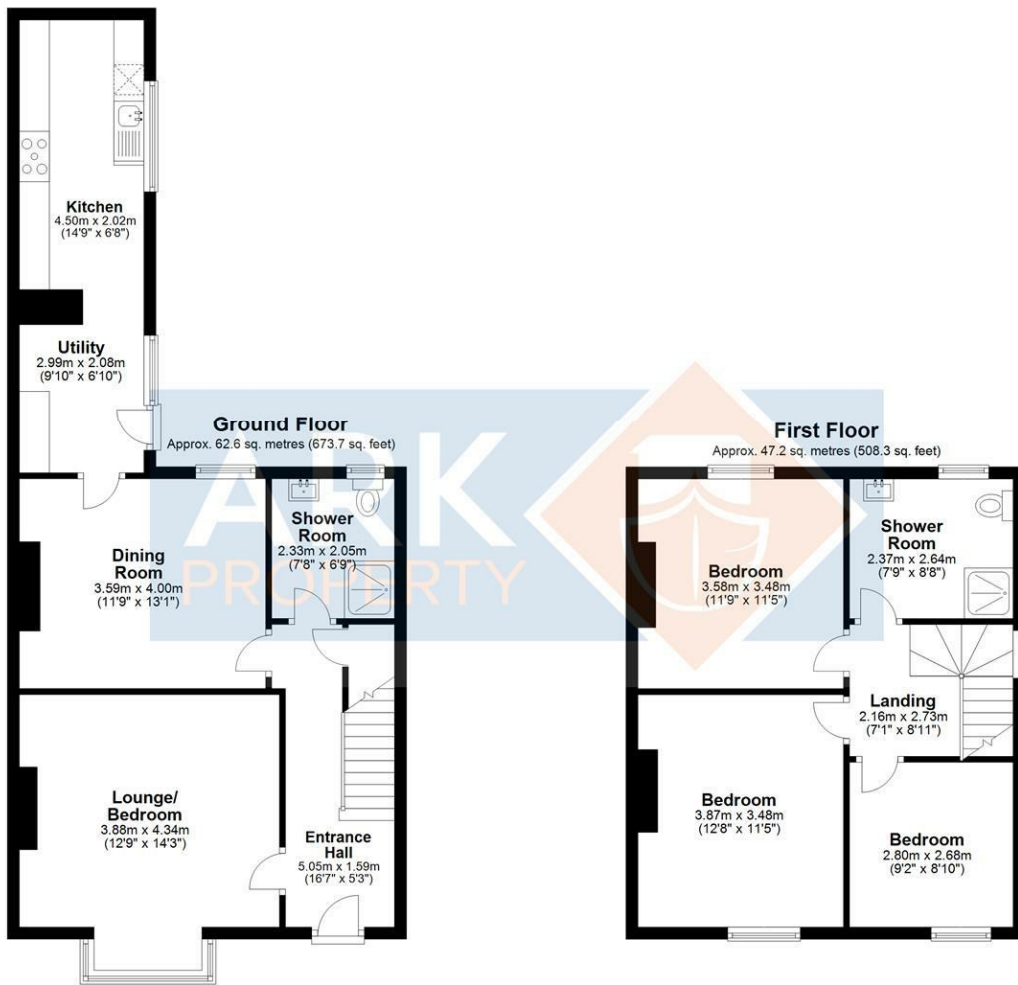
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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.

Floor Plan

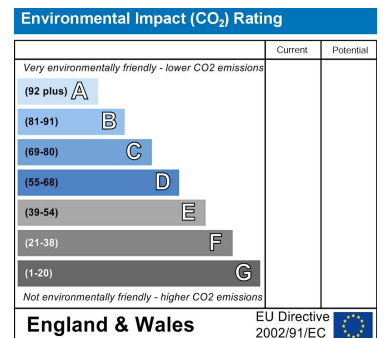
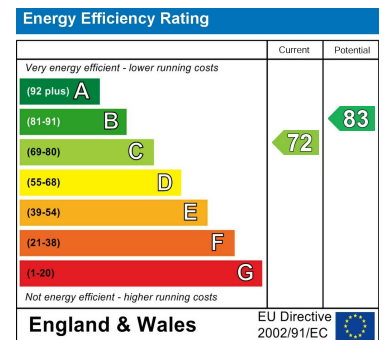


Total area: approx. 109.8 sq. metres (1181.9 sq. feet)

Area Map



Energy Efficiency Graph



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