



24 Malvern Avenue, Spalding, PE11 2DG

£240,000

Close to town, Allison build, and in good order—what's not to love? Situated on the Ladywood estate, this charming traditional property is looking for its new owner. Featuring a landscaped rear garden and located in a popular area, this home surely won't stay on the market for long. Book your viewing today!

Entrance Hallway



Upvc door with glazed side panels to front aspect. Wood effect flooring. Laminate flooring. Radiator. Stairs to first floor landing.

Living Room 14'11" x 12'3" (4.57 x 3.74)



Upvc window to front aspect. Radiator. Electric fireplace. Television point. Opening to dining room.

Dining Room 11'7" x 9'8" (3.55 x 2.96)



Upvc window to rear aspect. Radiator. Laminate flooring. Serving hatch.

Kitchen 11'7" x 8'5" (3.55 x 2.59)



Upvc window to rear aspect. Base and wall units with work surface over. Tiled flooring. Freestanding oven with extractor over. Composite sink with drainer and mixer tap over. Pantry. Space and plumbing for washing machine. Radiator.

Cloakroom



Upvc window to side aspect. Wash hand basin. Toilet.

First Floor Landing



Upvc window to side elevation. Carpeted.

Bedroom One 14'4" x 10'10" (4.39 x 3.32)



Upvc window to front elevation. Wood effect laminate flooring. Radiator.

Bedroom Two 12'3" x 12'2" (3.75 x 3.73)



Upvc window to rear elevation. Wood effect laminate flooring. Cupboard housing boiler.

Bedroom Three 9'0" x 7'4" (2.75 x 2.25)



Upvc window to front elevation. Radiator. Laminate flooring.

Bathroom 6'8" x 7'3" (2.05 x 2.23)



Upvc window to rear elevation. Fully tiled walls and flooring. Spot lighting. Wash hand basin. Toilet. Bath with shower over. Heated towel rail. Extractor fan.

Garage 16'6" x 8'2" (5.05 x 2.49)

Up and over garage door to front aspect. Power and lighting.

Front Garden

Gravelled frontage with a concrete driveway providing off road parking. Path to front door and gate side access to rear garden.

Rear Garden



Fully enclosed rear garden with fencing. Lawn area to one side. Extended landscaped patio to the other side ideal for seating and entertaining.

Verified Material Information

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

Parking: Driveway and Single Garge
 Building safety issues: None
 Restrictions: None
 Public right of way: None
 Flood risk: Low 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: D

Property Postcode

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

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

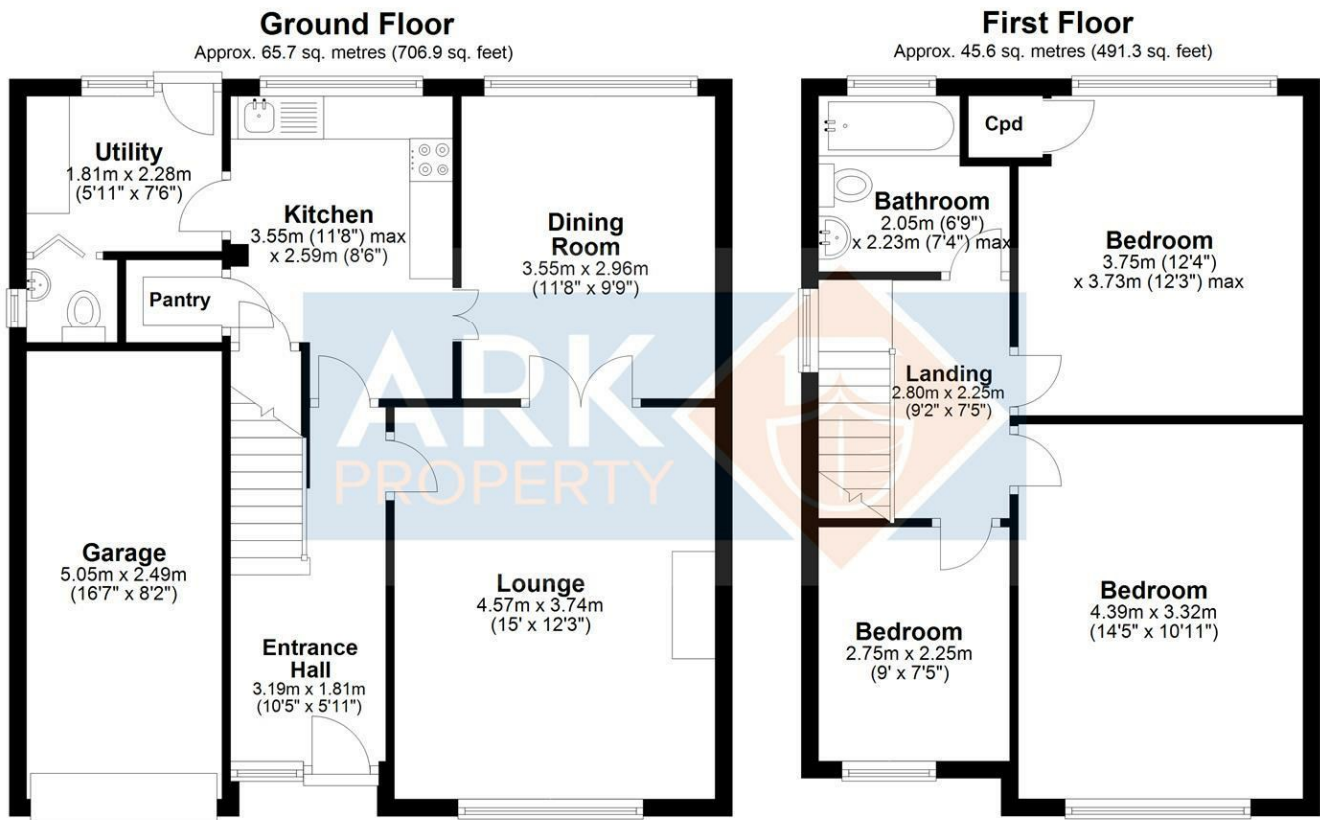
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

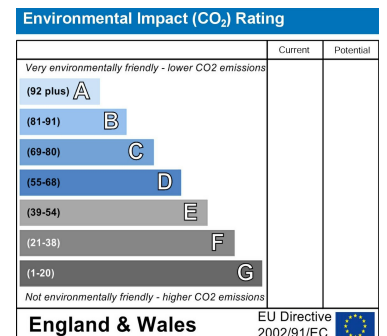
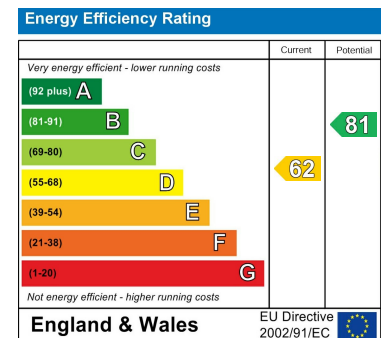


Total area: approx. 111.3 sq. metres (1198.2 sq. feet)

Area Map



Energy Efficiency Graph



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