



48 Hawthorn Bank, Spalding, PE11 1JH

£150,000

- Good Sized Rear Garden
- Newly Fitted Bathroom and Shower Room
- Three Bedrooms
- Good Road Links
- Central Location
- Solar Panels
- Well Presented Throughout
- On Street Parking
- Council Tax Band: A
- EPC Rating: C

Take a look at the spacious rear garden of this charming property. It features a great layout, is in good decorative order, full of character and has two new bathrooms - all for £150,000.....did I forget to mention the solar panels? This home is perfect for someone looking to make their first steps on the property ladder.

Dining Room 11'4" x 11'4" (3.47 x 3.47)



Upvc door to front aspect. Upvc window to front aspect. Radiator. Wood effect flooring. Fireplace. Understairs storage cupboard.

Living Room 13'11" x 11'4" (4.25 x 3.47)



Upvc window to rear aspect. Wood effect flooring. Radiator.

Kitchen 10'11" x 5'10" (3.33 x 1.80)



Upvc window to and door to side aspect. Wall and base units with work surface over. Space for Rangemaster with extractor over. Stainless steel sink with draining board and mixer tap over. Radiator.

Lean To Utility Room 9'10" x 5'1" (3.00 x 1.57)

Door to rear. Space and plumbing for washing machine. Worktop over. Polycarp roof.

Shower Room 8'1" x 5'10" (2.48 x 1.80)



Upvc window to rear aspect. Shower cubicle with shower over. Wash hand basin. Toilet. Heated towel rail.

Landing

Carpeted.

Bedroom One 11'5" x 15'1" (3.50 x 4.61)



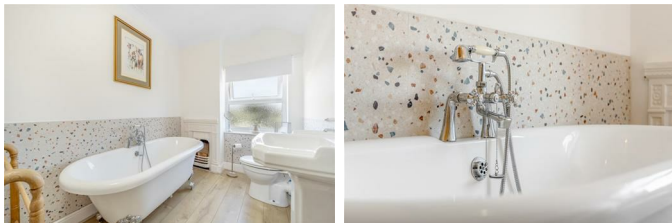
Upvc window to front elevation. Radiator. Two double wardrobes. Carpeted. Radiator. Fireplace.

Bedroom Two 11'5" x 11'8" (3.50 x 3.57)



Upvc window to rear elevation. Carpeted. Radiator. Staircase. Door to en-suite.

En-Suite Bathroom 11'7" x 5'10" (3.55 x 1.80)



Upvc window to rear elevation. Freestanding bath. Wash hand basin. Toilet. Wood effect flooring. Fireplace.

Second Floor

Bedroom Three 12'11" x 13'3" (3.94 x 4.04)



Velux window to rear elevation. Storage cupboard. Carpeted. Radiator.

Rear Garden



Small courtyard with a gate leading to a further garden. Patio area ideal for seating and entertaining. Steps down to the lawn.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick

Electricity supply:

Solar Panels: Yes - Government scheme - no charge.

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains Drainage

Heating: Gas Central Heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Vocie and Data. Three, O2 and Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone are all Likely over Voice and Data.

Parking: On street parking.

Building safety issues: None

Restrictions: None

Public right of way: Patway down the side of the property with a right of way accross the back of the neighbouring property.

Flood risk: Rivers and the Sea - Medium. Surface Water - Very low.

Coastal erosion risk: No
Japanese Knotweed: No
Planning permission: Please refer to SHDC planning portal for any relevant planning in the area.
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.

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 Ground Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



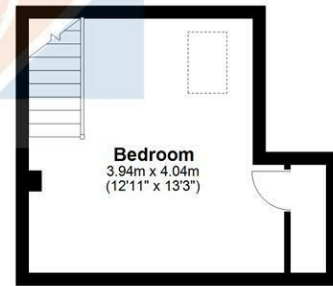
First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



Second Floor

Approx. 15.9 sq. metres (171.1 sq. feet)

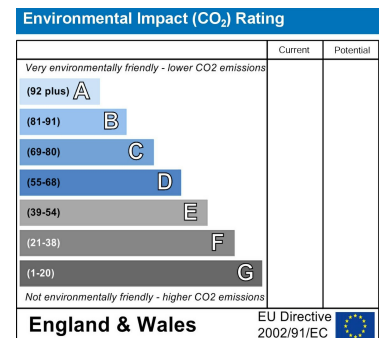
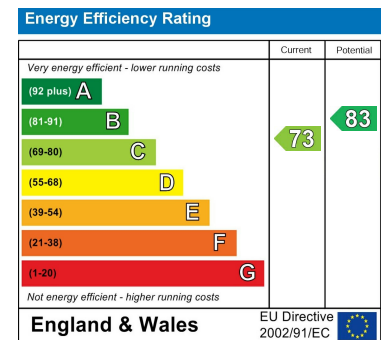


Total area: approx. 96.7 sq. metres (1041.3 sq. feet)

Area Map



Energy Efficiency Graph



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