



56 Westside, Spalding, PE11 3WG
Offers In The Region Of £163,000

Two bedroom end terraced property comprising of living room, kitchen diner, cloakroom, two bedrooms and bathroom. Situated in a popular residential area, being close by to local schools, shops and further amenities. Allocated parking space to the front and an enclosed low maintenance rear garden. Viewing is highly advised, call the office today to get your viewing booked in.

Living Room 12'9" x 12'9" (3.89 x 3.89)

Composite entrance door to the front aspect. Upvc window to front and side aspect. Stairs to first floor landing. Radiator. Understairs storage space. Laminate flooring.

Kitchen 12'7" x 10'0" (3.86 x 3.05)

Upvc window and part glazed door to rear garden. Wall and base units with worksurfaces over. Sink and Drainer. Electric oven with gas hob and extractor fan over. Tiled flooring. Radiator. Space for fridge freezer and washing machine.

Cloakroom

Tiled flooring. Radiator. Wash hand basin. Toilet.

Landing

Laminate flooring.

Bedroom One 12'7" x 8'9" (3.86 x 2.67)

Upvc to rear elevation. Radiator. Laminate flooring

Bedroom Two 10'0" x 7'8" (3.07 x 2.36)

Two upvc to front elevation. Storage and airing cupboards. Laminate flooring and radiator access.

Bathroom

Upvc window to side elevation. Toilet. Shower cubicle. Wash hand basin. Extractor fan. Spotlights and heated towel rail.

Exterior

Allocated parking.

Rear Garden

Enclosed rear garden mainly laid to lawn.

Property Postcode

For location purposes the postcode of this property is: PE11 3WG

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C
COUNCIL TAX BAND: A

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

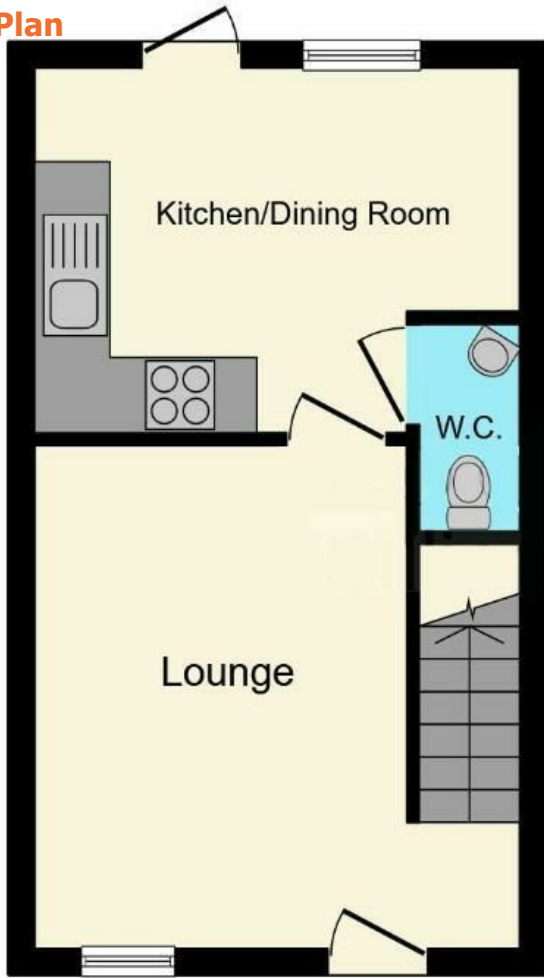
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

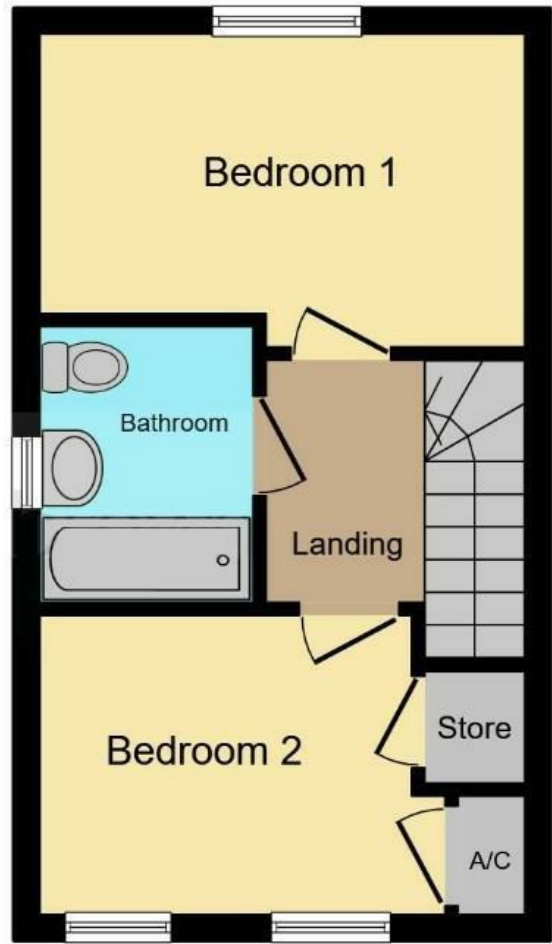
Disclaimer

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 firm's 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

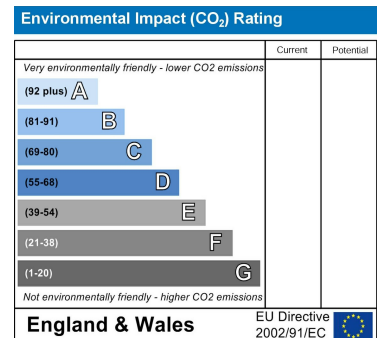
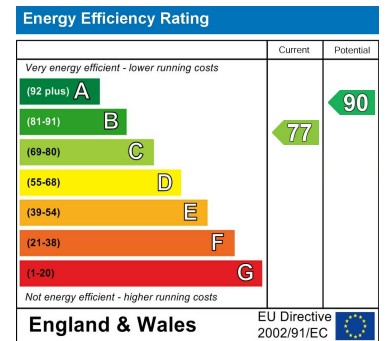


First Floor

Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

