

## **56 Westside, Spalding, PE11 3WG**

**50% Shared Equity £77,500**

50% SHARED OWNERSHIP! 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

SHARED OWNERSHIP: 50%

50% SHARE CHARGE £222.95

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.

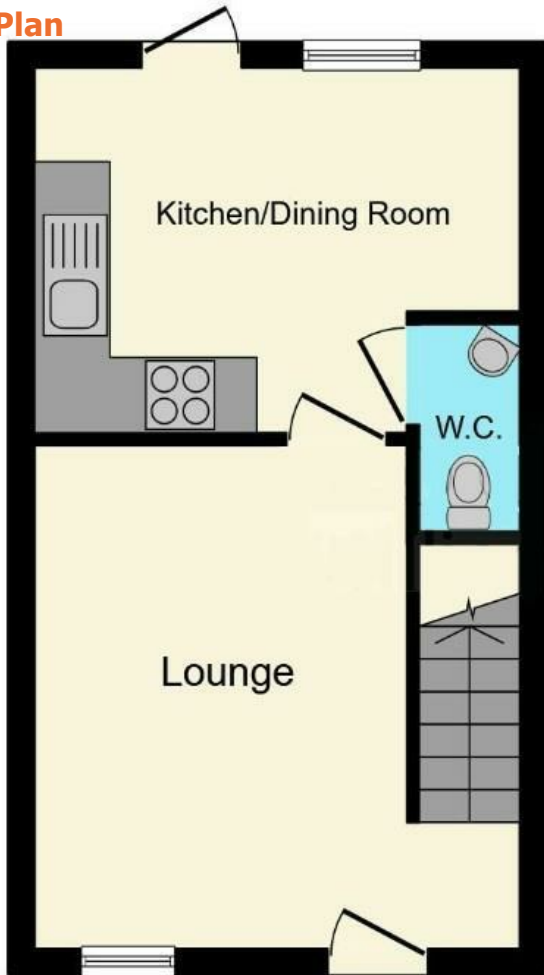
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

## Disclaimer

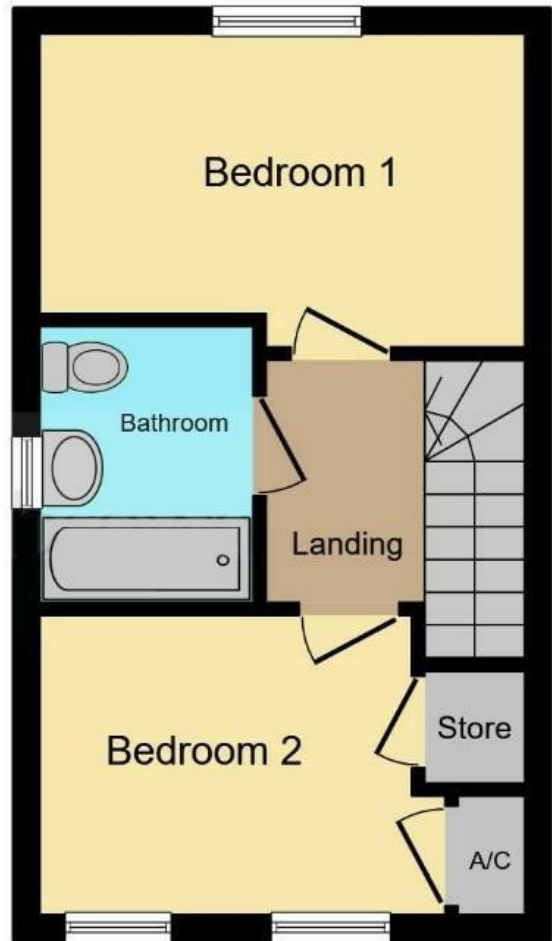
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Floor Plan

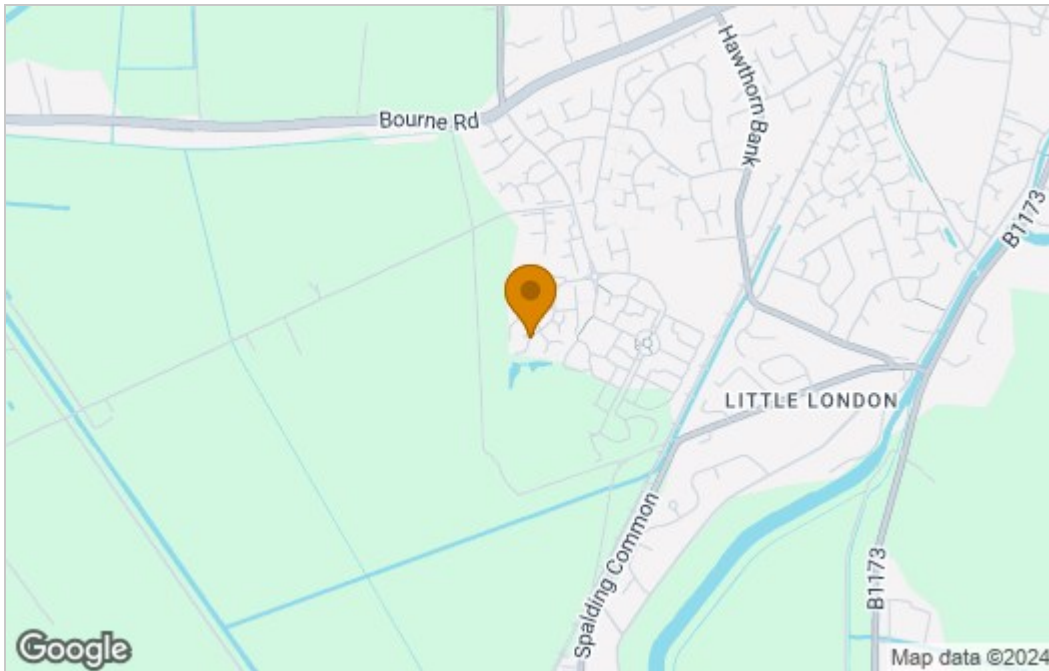


Ground Floor

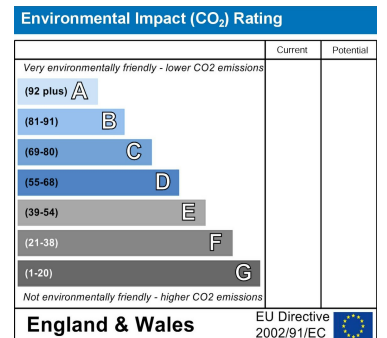
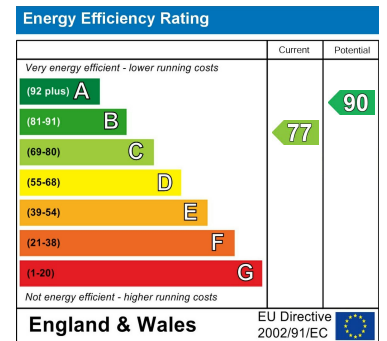


First Floor

Area Map



Energy Efficiency Graph



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