



16 Avebury Gardens, Spalding, PE11 2EN

£250,000

- Well Presented Throughout
- Detached Family Home
- Three Bedrooms
- Neutral Decor
- Driveway and Single Garage
- Popular Location
- Enclosed Rear Garden
- Viewing is Highly Advised
- No Forward Chain

Situated just off Halmer Gate, this well maintained three bedroom detached home offers both charm and convenience. With easy access to excellent schools and a prime location for commuting, properties like this don't stay on the market for long. Additional features include a garage, a private garden, and the advantage of no forward chain.

Entrance Hall 6'1" x 10'5" (1.87 x 3.20)



Upvc door and window to front aspect. Stairs to first floor landing. Tiled flooring. Understairs cupboard.

Lounge Diner 20'9" x 11'6" (6.35 x 3.53)



Upvc patio doors to rear aspect. Upvc window to front aspect. Wood effect laminate flooring. Spot lighting. Two vertical radiators. Radiator.

Kitchen Breakfast Room 11'7" x 10'5" (3.55 x 3.20)



Upvc window to rear aspect. Part glazed Upvc door to side aspect. Base and wall units with worksurface over. Stainless steel sink with drainer and mixer tap over. Fitted electric oven with fitted hob and stainless steel extractor over. Tiled flooring. Spot lighting. Wall mounted boiler. Space and plumbing for washing machine. Space for freestanding fridge freezer.

First Floor Landing 5'6" x 10'5" (1.69 x 3.20)



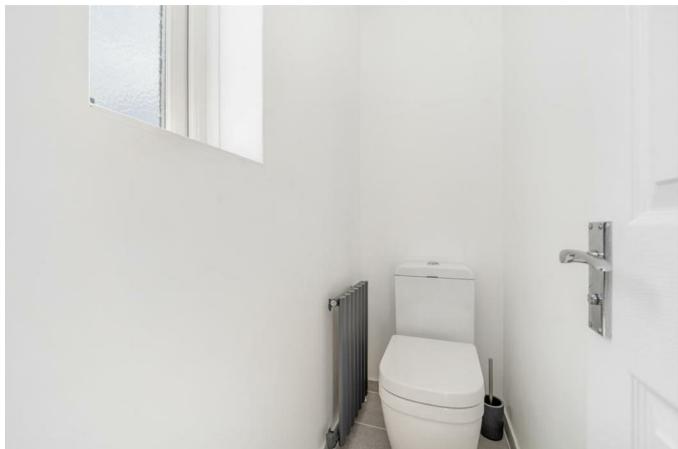
Upvc window to side elevation. Carpeted. Loft access.

Bathroom 5'9" x 5'7" (1.76 x 1.72)



Upvc window to rear elevation. Panelled bath with shower attachment over. Wash hand basin. Toilet. Heated towel rail. Part tiled walls. Tiled flooring.

Cloakroom



Upvc window to side elevation. Toilet. Radiator. Tiled flooring.

Bedroom One 11'5" x 11'8" (3.48 x 3.56)



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

Bedroom Two 9'2" x 11'7" (2.80 x 3.55)



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

Bedroom Three 8'10" x 7'3" (2.70 x 2.21)

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

Garage 15'7" x 8'4" (4.75 x 2.56)

Up and over single garage door. Power and lighting.

Front Garden

The driveway offers off road parking and vehicle access to the single garage. There is also a lawn area and a side gate leading to the rear garden.

Rear Garden

The enclosed rear garden features a lawn with a raised decking area suitable for seating and entertaining. There is also a door leading to the garage.

**Additional Information****PLEASE NOTE:**

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

Property Postcode

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

Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No charge.

Property construction: Brick

Electricity supply: Octopus

Solar Panels: None

Other electricity sources: None

Water supply: Anglian Water

Sewerage: Mains Drainage

Heating: Gas Central Heating

Heating features: None

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

Mobile coverage: As stated by Ofcom, Infoor - EE, Three and Vodafone are Limited over Voice and Data. O2 is Likely over Voive but Limited over Data.

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

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface Water - High. Rivers and the sea - Medium.

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

Coalfeld 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

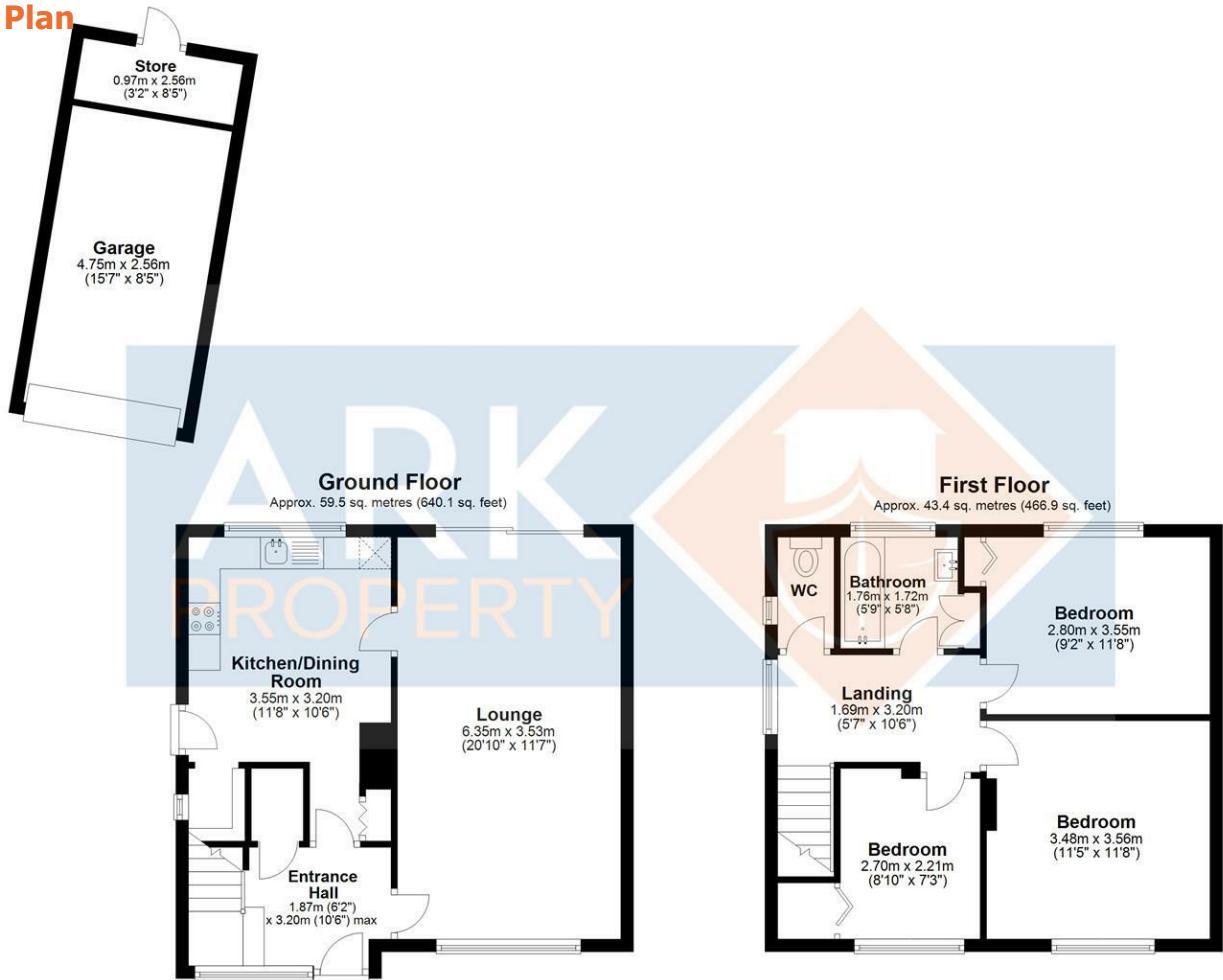
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

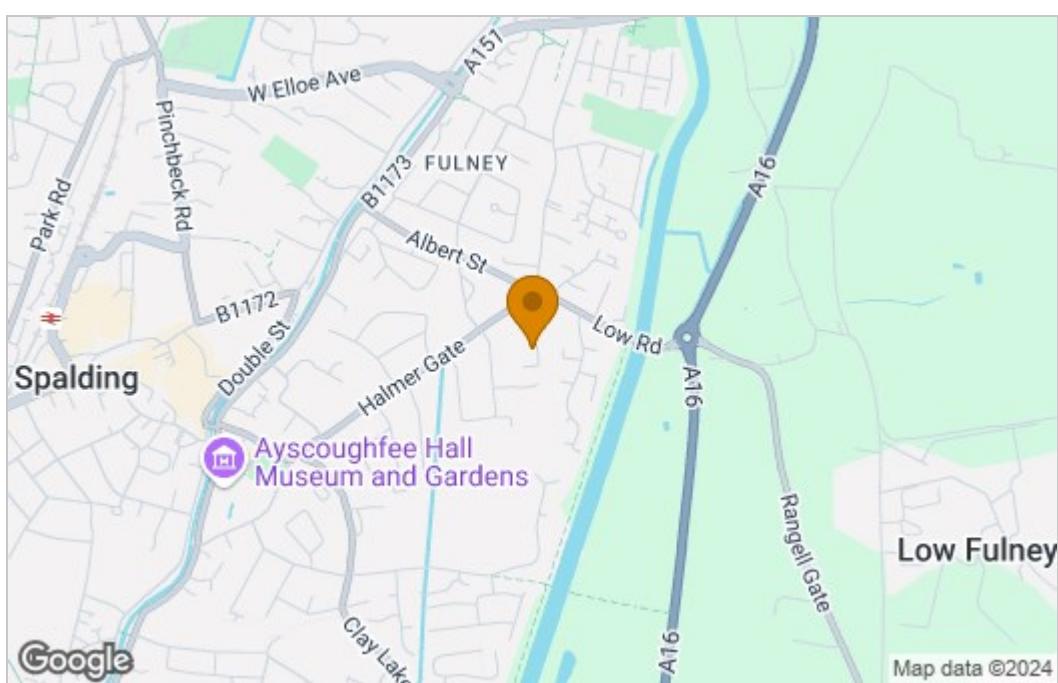
Disclaimer

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.

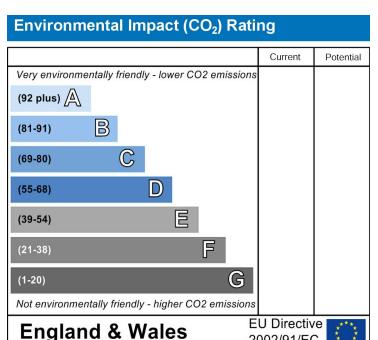
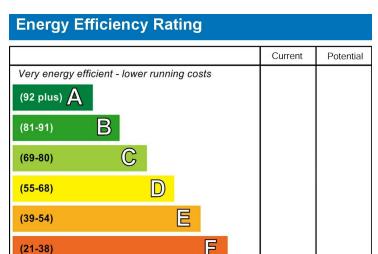
Floor Plan



Area Map



Energy Efficiency Graph



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