

**37 St. Pauls Road, Spalding, PE11 2LZ**

**£185,000**

- Being Sold with no forward chain
- Recently renovated
- Close to amenities
- Semi detached property
- Good size rooms
- 3 Reception rooms

**\*\*Recently Renovated 3-Bedroom Semi-Detached House – No Forward Chain\*\***

This spacious and newly renovated 3 bedroom semi-detached home is now available with no forward chain. Having undergone a full renovation and currently rented out, this property is ready for its next owner. With generously sized rooms, this house offers a fantastic opportunity for families or investors alike.

Don't miss out—call us today to arrange a viewing!

### **Entrance Hall**

Upvc door and window to front, radiator, staircase and radiator

### **Lounge 16'0" x 10'11" (4.88 x 3.33)**



### **Study 7'6" x 6'6" (2.3 x 2.0)**



Upvc window to rear, carpets and radiator

### **Dining Room 11'5" x 10'9" (3.50 x 3.30)**



Upvc window to front. carpets and radiator

### **Rear Lobby**

Tiled flooring, airing cupboard and door leading to

### **Cloakroom**



Toilet, wash hand basin with vanity unit with tiled splashback and tiled flooring.

### **Kitchen 13'5" x 9'10" (4.10 x 3.0)**



Upvc window to side and Upvc French doors to rear. Matching wall and base units with worktop over, composite steel sink drainer with mixer tap,

gas oven and hob with extractor over, plumbing for washing machine, tiled splashbacks tiles and tiled flooring

### First Floor Landing

Upvc window to rear and carpets

### Bedroom 1 13'3" x 9'0" (4.06 x 2.76)



Upvc window to front, carpets, storage and radiator

### Bedroom 2 11'9" x 9'9" (3.60 x 2.98)



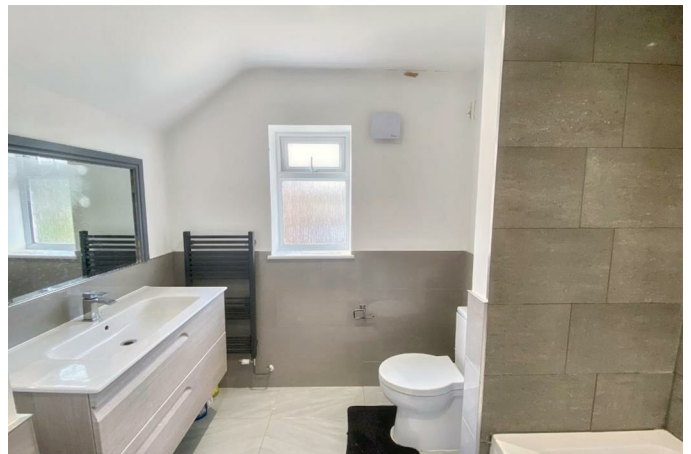
Upvc window to front, carpets, storage and radiator

### Bedroom 3 10'7" x 6'8" (3.25 x 2.04 )



Upvc window to rear, carpets and radiator

### Bathroom



Upvc frosted window to side, bath with shower over, toilet, wash hand basin with vanity under, heated towel rail. partially tiled walls, tiled walls and extractor fan.

### Outside



Front - Low maintenance area to front with path leading to front door.

Rear - Small Patio area. lawn area and path leading to side gate. Fully enclosed with timber fence panelling.

### Property Postcode

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

### 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, the property is currently rented out and the tenants will have to be given at least 24 hours notice for viewings

### 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.

### Verified Material Information

Tenure: FREEHOLD  
Council tax band: A  
Property construction: Standard brick built - ex council  
Electricity supply:  
Solar Panels: N  
Other electricity sources: None  
Water supply: Anglian  
Sewerage: Mains  
Heating: Gas central heating  
Heating features: No other

Broadband: As stated by Ofcom, standard, superfast and ultrafast is available in this area.

Mobile coverage: As stated by Ofcom, EE, Three, O2 and Vodaphone are all likely over Voice, Data and Enhanced Data inside and outside.

Parking: None  
Building safety issues: None  
Restrictions: None  
Public right of way: None  
Flood risk:  
Coastal erosion risk: N/a  
Japanese Knotweed: None

Planning permission: None  
Accessibility and adaptations: None  
Coalfield or mining area: N/a  
Energy Performance rating: D

### 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.

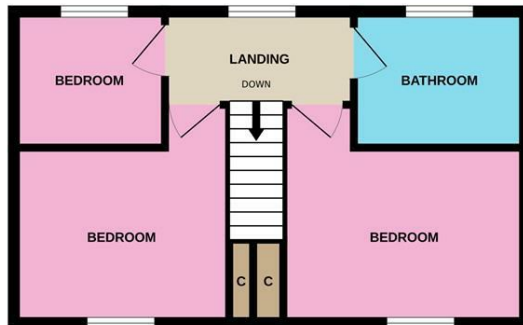
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

## Floor Plan

GROUND FLOOR

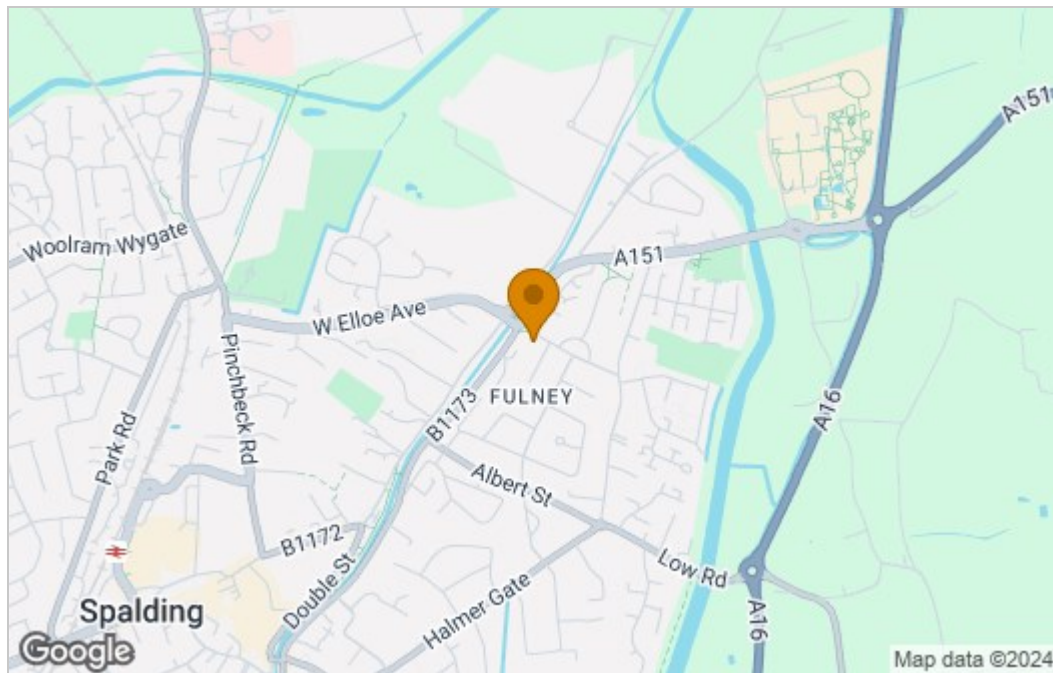


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

