



23 Chapel Lane, Spalding, PE11 1BP

£115,000

- Two Bedroom Terraced House
- Town Centre Location
- Sold With No Onward Chain
- Easy Access To Local Amenities
- EPC: C
- Council Tax Band: A

This delightful two-bedroom terraced home is ideally situated just a short walk from Spalding's bustling town centre, offering easy access to local shops, cafes, and amenities. Featuring a spacious lounge, modern kitchen, and two well-proportioned bedrooms, this property is perfect for first-time buyers, young professionals, or investors. With excellent transport links nearby, this property combines convenience and comfort in a prime location. Don't miss the opportunity to view this charming home!

Lounge 9'1" x 11'9" (2.79m x 3.60m)



Glazed PVC door to front opening to lounge. PVC double glazed window to front. Feature fireplace. Laminate flooring. Vertical column anthracite radiator. Built in meter cupboard. Sliding door opening to:



Kitchen 13'3" x 9'0" (max) (4.06m x 2.75m (max))



PVC double glazed window to rear. Matching base and eye level units with roll edge worktop over. Tiled splash back. 4 ring electric hob with electric oven and grill under. One and a half bowl ceramic sink and drainer with mixer tap over. Space for fridge. Built in washing machine. Tiled flooring. Vertical column anthracite radiator. Built in under stairs cupboard. Door to:



Rear Hall 5'10" x 2'7" (1.78m x 0.81m)



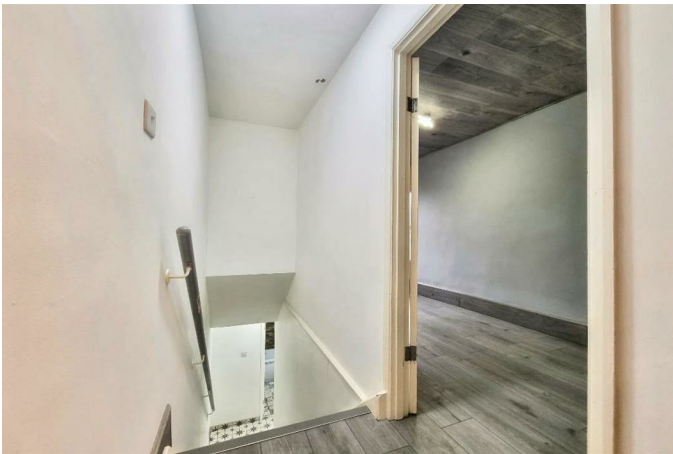
PVC double glazed door opening to garden. Stairs to first floor landing. Door opening to:

Bathroom 5'10" x 5'1" (1.78m x 1.55m)



PVC double glazed window to rear. Fitted panelled bath with chrome taps over and thermostatic chrome shower riser with rainfall head and hand held attachment. Ceramic sink with chrome mixer tap set in vanity unit with built in storage. Concealed cistern WC with push button flush. Wall tiling. Tiled flooring. Anthracite heated towel rail.

Landing 3'3" x 2'7" (1.00m x 0.81m)



Loft access. Doors to bedrooms.

Bedroom 1 11'9" x 9'1" (3.60m x 2.78m)



PVC double glazed window to front. Vertical column anthracite radiator. Laminate flooring.



Bedroom 2 13'2" x 5'6" (4.03m x 1.69m)



PVC double glazed window to rear. Vertical column anthracite radiator. Laminate flooring. Built in storage cupboard.



Outside



The rear garden has an open aspect with neighbouring properties and has gated access to the rear.



Property Postcode

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

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 built

Electricity supply: Yes

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

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

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

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

Parking: No parking.

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Japanese Knotweed: Suspected to one of the neighbouring properties.

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C74

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

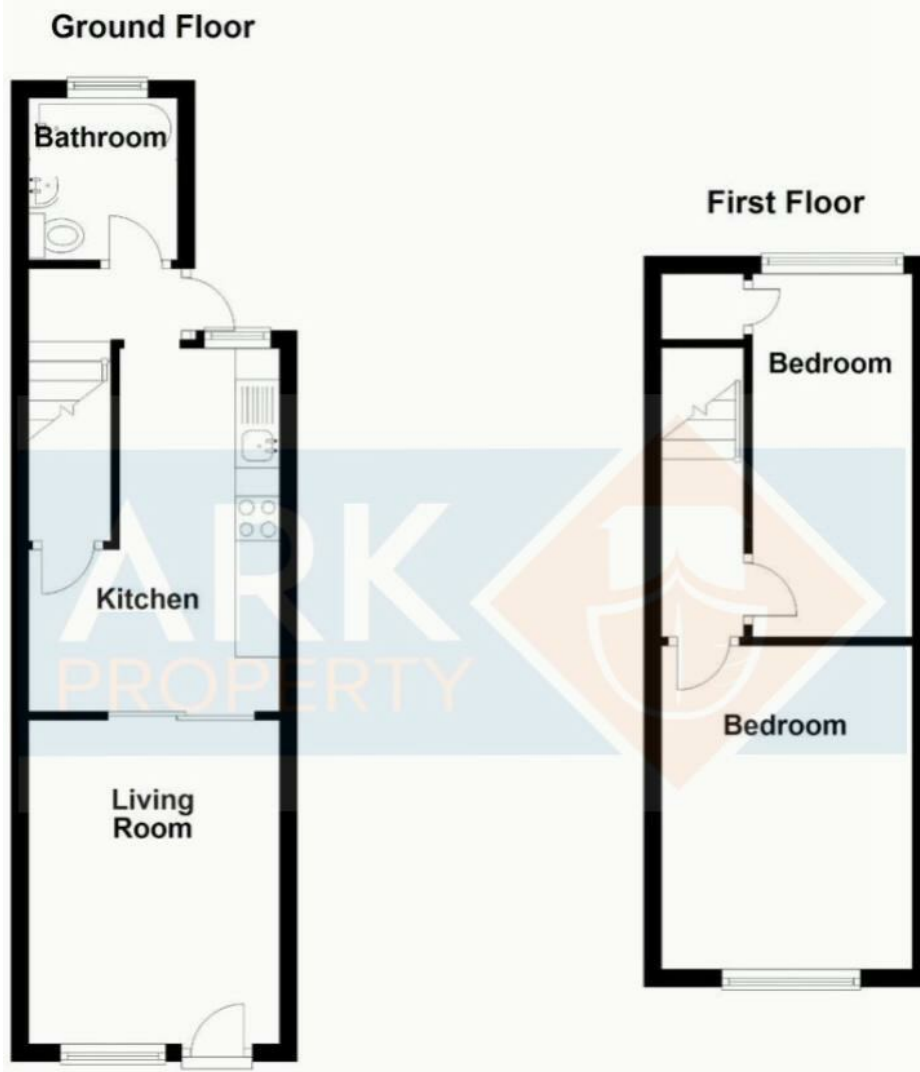
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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.

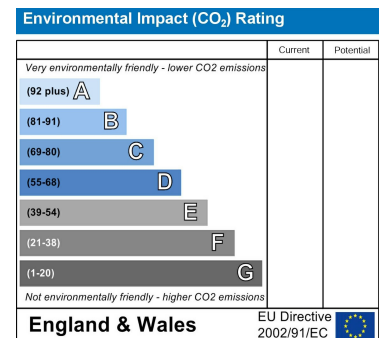
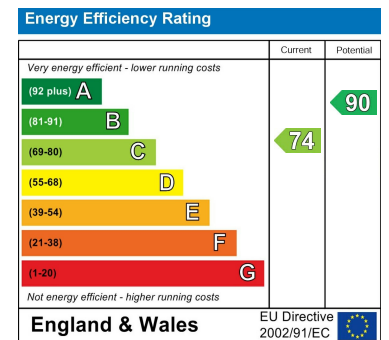
Floor Plan



Area Map



Energy Efficiency Graph



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