



7 Haverfield Road, Spalding, PE11 2XP

£235,000

- Close To Town
- 1930s Design
- Kitchen Diner
- Great Size Bedrooms
- Off Road Parking
- Within Easy Access of Amenities
- Great Size Garden
- No Forward Chain

Are you looking for walking distance to town, river walks, and the delights of Ascoughfee on your doorstep? Look no further! This popular 1930s design property, featuring elegant curves, higher ceilings, and a great layout, is perfect for someone looking to make it their own. Check out the photos and give us a call to book your viewing.

Entrance Hall



Door to front. Window to side. Radiator. Carpeted. Stairs leading to first floor. Understairs cupboard.

Lounge 18'6" x 11'10" (5.64m x 3.62m)



Window to front. Radiator. Feature fireplace with timber surround and marble effect hearth. TV point. Carpeted. Double doors leading to:



Dining Room 11'10" x 10'9" (3.62m x 3.3m)



Dear leading to the garden. Radiator. Wooden flooring.



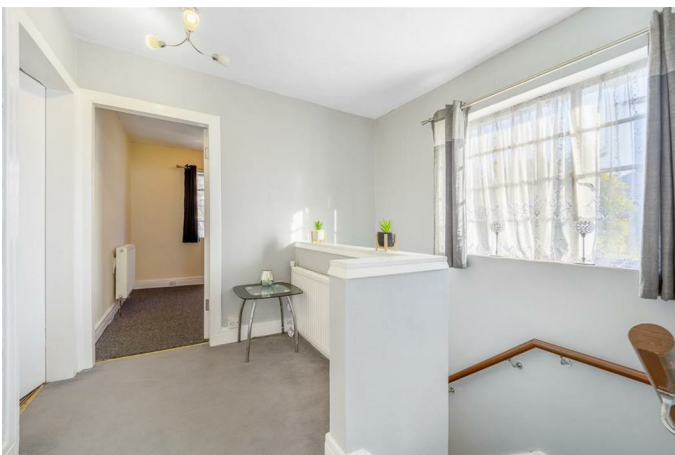
Kitchen 13'5" x 10'9" (4.09m x 3.3m)



2 windows to rear elevation. Matching base and eye level units. Worktops. Tiled splashbacks. Stainless steel sink with drainer and mixer tap over. Space for cooker. Space for fridge. Space for washing machine. Wooden flooring.



Landing



Window to side. Loft access. Radiator. Carpeted.

Bedroom 1 16'0" x 11'10" (4.88m x 3.62m)



Window to rear. Radiator. Wood effect flooring.

Bedroom 2 13'4" x 11'10" (4.07m x 3.62m)



Window to front. Radiator. Carpeted.

Bedroom 3 9'4" x 8'11" (2.85m x 2.74m)



Window to front. Radiator. Carpeted.

Bathroom



Frosted window to rear. Bath. Pedestal wash hand basin. Heated towel rail. Carpeted.

WC



Window to side. Radiator. WC. Carpeted.

Outside



Front: Concrete driveway with parking for several vehicles. Gate leading to rear garden.

Rear: Enclosed by timber fencing. Lawn area. Steps leading to Dining Room door. Raised gravel area to the rear of the garden. Timber shed. There is an outside brick built WC with window to rear.



Property Postcode

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

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: C

Annual charge: None

Property construction: Brick built

Electricity supply: Eon Next

Solar Panels: No
Other electricity sources: None
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast 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.
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Parking: Driveway
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: No
Coastal erosion risk: No
Japanese Knotweed: No
Planning permission: No
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: D65

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

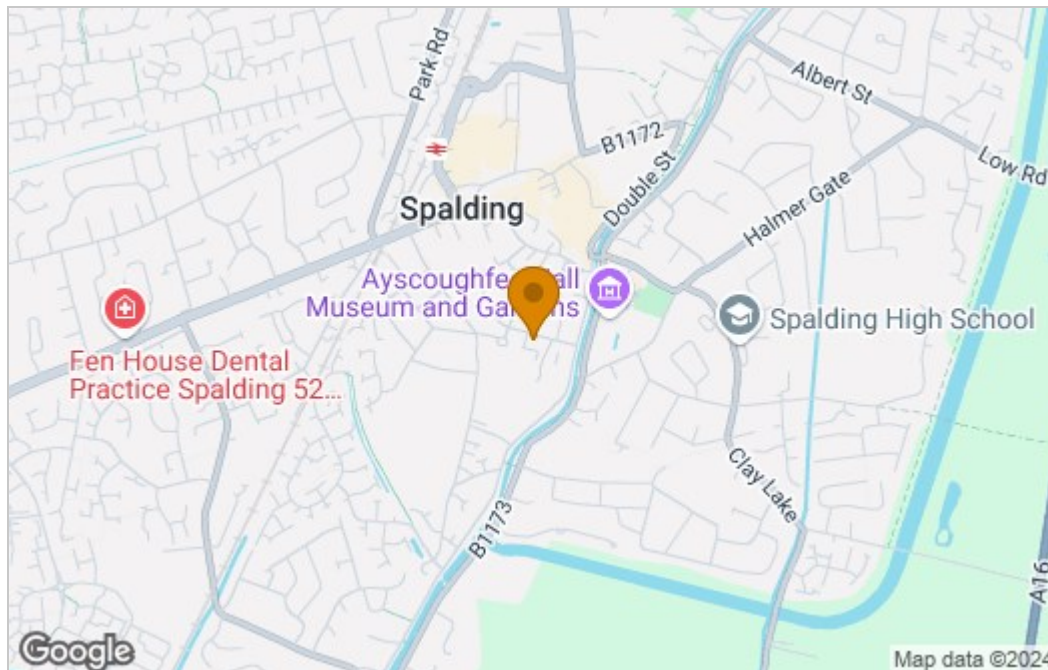
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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

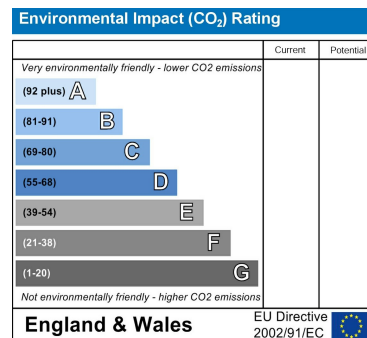
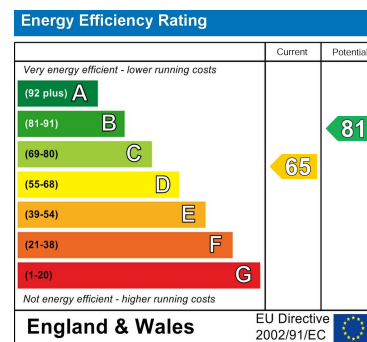


Total area: approx. 123.8 sq. metres (1332.1 sq. feet)

Area Map



Energy Efficiency Graph



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