



12 Annette Close, Spalding, PE11 1RU

£150,000

- Perfect for first time buyers
- Neutral decor throughout
- Cul de sac location
- Popular estate setting
- Has been rented out previously for many years
- Close to schools and amenities
- Low maintenance rear garden
- No chain

Nestled in a quiet cul-de-sac on the sought-after Woolram Wygate estate, this charming home is perfect for getting onto the property ladder. Whether you're a first-time buyer or an investor looking for a reliable rental, this property ticks all the boxes. Boasting a practical layout and neutral decor, it's ready for you to move in and make it your own. Don't miss the opportunity to see this little gem, schedule your viewing today!

Entrance Porch

UPVC entrance door to front. Door to:

Lounge 12'9" x 10'1" (3.89m x 3.09m)



UPVC window to front. Radiator. Carpeted. Stairs to first floor.

Kitchen 12'11" x 7'9" (3.95m x 2.38m)



UPVC window to rear. Matching base and eye level units with work surfaces over. Tiled splash backs. Stainless steel sink with drainer and mixer taps over. Space for washing machine. Space for fridge freezer. Integrated oven. Gas hob with extractor hood over.

Landing

Carpeted. Loft access.

Bedroom 1 9'8" x 9'7" (2.97m x 2.93m)



UPVC window to front. Radiator. Carpeted. Built in wardrobe.

Bedroom 2 11'2" x 6'8" (3.42m x 2.04m)



UPVC window to rear. Radiator. Carpeted.

Bathroom 8'1" x 6'0" (2.47m x 1.84m)



UPVC window to rear. Radiator. Carpeted. Airing

cupboard. Panelled bath with shower over. Pedestal wash hand basin. WC. Wood effect flooring. Tiled walls. Extractor fan.

Outside



Front: Pathway leading to front door.
Rear: Enclosed by timber fencing. Patio area. Gravel area. Timber shed.

Property Postcode

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

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: Mains
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, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and None over Data. Vodafone is Limited over Voice but None over 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: Parking space.
Building safety issues: No

Restrictions: No
Public right of way: No
Flood risk: No
Coastal erosion risk: No
Planning permission: No
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: C67

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

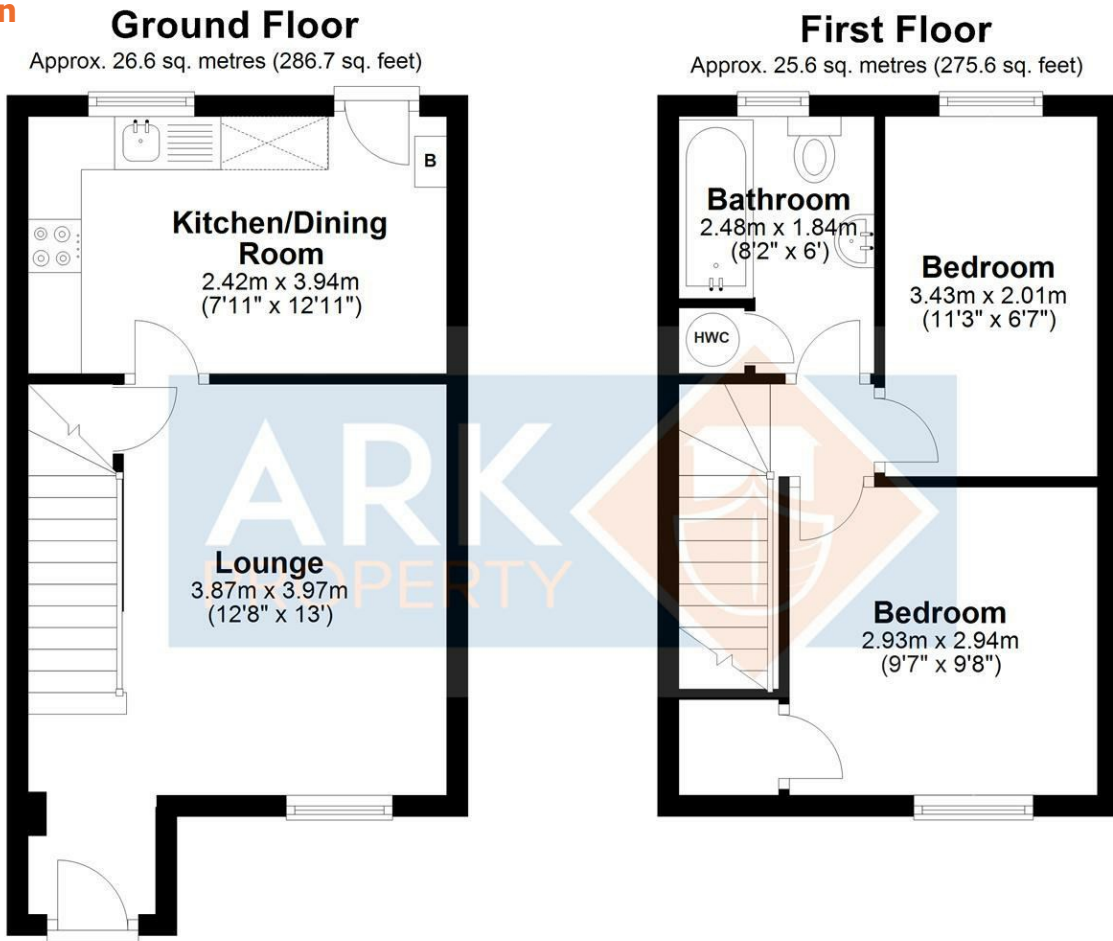
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

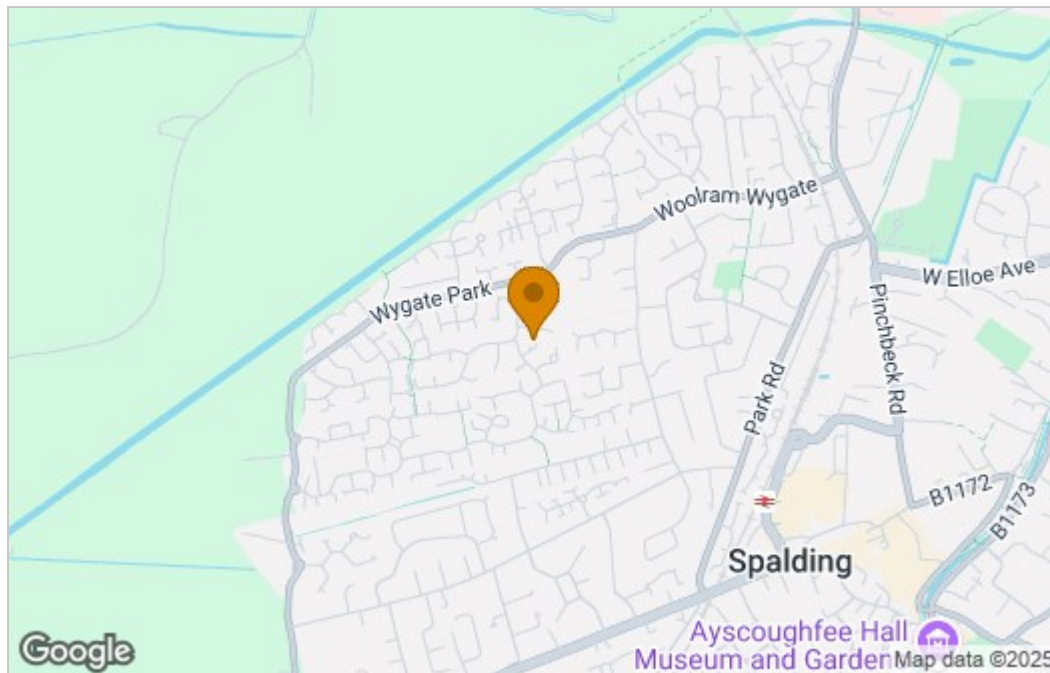
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Floor Plan

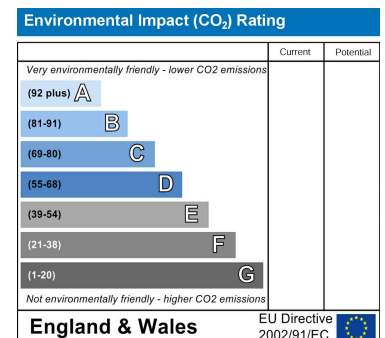
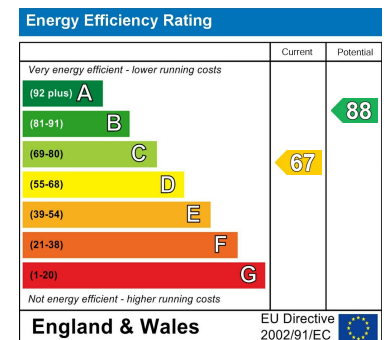


Total area: approx. 52.2 sq. metres (562.3 sq. feet)

Area Map



Energy Efficiency Graph



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