



## 37 Pinchbeck Road, Spalding, PE11 1QD

**£97,500**

- Central Spalding location – close to shops, transport links, and local amenities
- One double bedroom – spacious and well-proportioned
- Ground floor lounge and fitted kitchen – functional living space
- First floor bathroom
- Low-maintenance rear garden – ideal for easy upkeep
- No onward chain – a great opportunity for first-time buyers or investors



One Bedroom Property in Central Spalding – Ideal Investment or First Home.

Situated in the heart of Spalding, this one-bedroom home offers convenient access to all local amenities. The ground floor features a comfortable lounge and a fitted kitchen, with stairs leading to a spacious double bedroom and a bathroom on the first floor. Externally, the property benefits from a low-maintenance rear garden, perfect for easy upkeep. Offered with no onward chain, this property presents an excellent opportunity for first-time buyers or buy-to-let investors alike.

**Lounge 11'4" x 11'9" (3.47m x 3.60m)**



PVCu double glazed window and door to front. Radiator. Built in meter cupboard. Door to kitchen.



**Kitchen 12'0" x 9'1" (3.67m x 2.78m)**



PVCu double glazed window and door to rear. Radiator. Stairs to first floor. Fitted base and eye level units. Space for freestanding cooker. Stainless steel sink and drainer with mixer tap over.



**Landing 2'10" x 3'5" (0.87m x 1.05m)**

Doors to bedroom and bathroom.



**Bedroom 10'4" x 11'8" (3.16m x 3.57m)**



PVCu double glazed window to front. Radiator.

**Bathroom 10'11" x 8'11" (3.33m x 2.72m)**



PVCu double glazed window to rear. Radiator. Fitted suite comprising bath. Toilet and wash hand basin. Built in airing cupboard with hot water cylinder and slatted shelving.



**Outside**



There is a low maintenance courtyard garden to the rear of the property.



### Property Postcode

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

### 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: None

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 Likely over Voice and Limited over 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: On street parking

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating:

### 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



Please note this floor plan is for marketing purposes and is to be used as a guide only.

## Area Map



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## Energy Efficiency Graph

