



**28 Park Avenue, Spalding, PE11 1QU**

**£192,500**

- Extended bungalow
- Ample off road parking to the rear and garage
- In need of modernising throughout
- Popular location
- Outbuildings

- Easy access to the town centre and local amenities
- Low maintenance rear garden
- NO CHAIN

Extended Two-Bedroom Detached Bungalow with No Chain – Ideal Renovation Project

Conveniently located within easy reach of the town centre, this extended detached bungalow offers an exciting opportunity for those looking to renovate and add value. The property is in need of full refurbishment, making it ideal for buyers seeking a project.

Situated on a generous plot, the home benefits from ample off-road parking to the rear, a garage, and multiple outbuildings – perfect for storage.

### Entrance Hall 15'1" x 5'4" (4.61m x 1.64m)



Wooden glazed door to front with glazed side panels. Radiator. Carpeted. Loft access. Storage cupboard.

### Lounge/Dining Room 22'10" x 11'11" (6.98m x 3.65m)



UPVC windows to front and three windows to side. Feature fireplace with wooden surround and tiled hearth. Carpeted.

### Kitchen 12'1" x 11'9" (3.70m x 3.60m)



UPVC window to both sides. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap over. Space and plumbing for washing machine. Space and plumbing for dish washer. Space for fridge/freezer. Boiler. Wood effect flooring. Door to conservatory.

### Conservatory 12'3" x 12'8" (3.75m x 3.88m)



Half brick and UPVC windows and French doors leading to garden. Carpeted.

### Bedroom 1 11'8" x 11'11" (3.56m x 3.65m)



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

**Bedroom 2 10'9" x 10'8" (3.30m x 3.27m)**



UPVC window to rear. Built in wardrobes. Radiator. Carpeted.

**Wet Room 5'5" x 6'6" (1.66m x 2.00m)**



UPVC window to rear. Electric shower unit with extendable attachment. Pedestal wash hand basin. Toilet. Extractor fan. Vinyl flooring. Heated towel rail.

**Outside**



Front: Gravel area to the front of the property. Driveway to the side of the property leading to the garage and rear garden.

Rear: Enclosed by timber fencing. Gravel area. Planted border areas.

**Garage 15'10" x 8'5" (4.85m x 2.58m)**



**Store 10'2" x 8'2" (3.10m x 2.50m)**



**Store 7'1" x 8'2" (2.18m x 2.50m)****Workshop 20'0" x 8'2" (6.10m x 2.50m)****Store 9'5" x 8'9" (2.89m x 2.68m)****Store 7'9" x 8'4" (2.37m x 2.55m)****Property Postcode**

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

**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: B

Annual charge: No

Property construction: Brick built

Electricity supply: Ovo

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 Likely over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited 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: Driveway and Garage

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: Wet Room

Coalfield or mining area: No

Energy Performance rating: D67

**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.

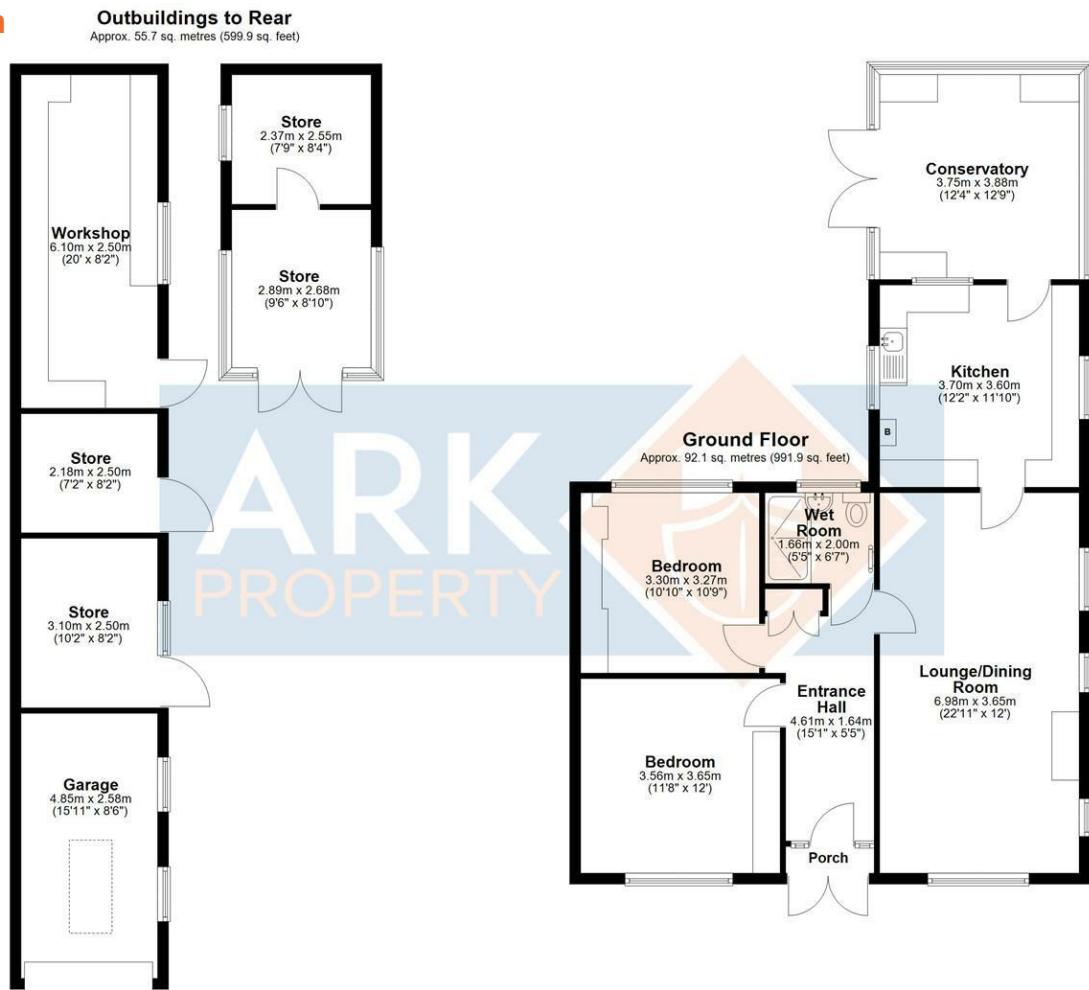
### **Ark Property Centre**

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.

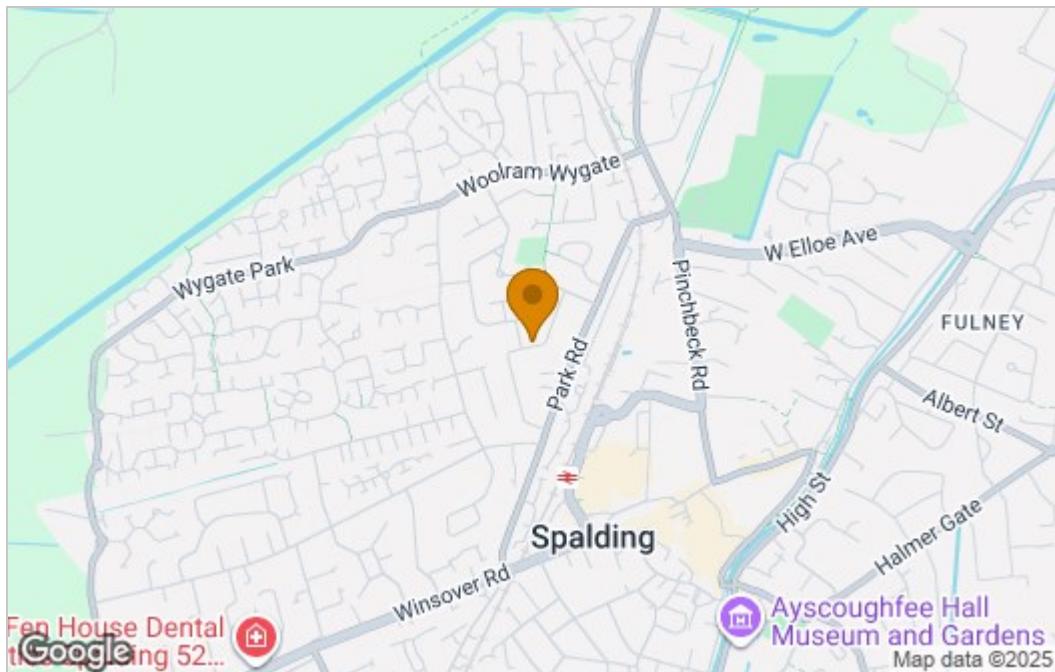
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **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**

Total area: approx. 147.9 sq. metres (1591.7 sq. feet)

**Area Map****Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			67
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>