



100 Park Road, Spalding, PE11 1QY

£165,000

- Period three bedroom semi-detached home in a sought-after location
- Spacious lounge and separate dining room
- Fitted kitchen with scope for modernisation
- Ground floor bathroom

- Three well-proportioned bedrooms upstairs
- Ideal opportunity to add value and put your own stamp on the property

Park Road, Spalding – Period Three Bedroom Semi-Detached Home.

This charming period three bedroom semi-detached house on Park Road offers an exciting opportunity to create your perfect home. The property features a welcoming lounge, separate dining room, fitted kitchen and bathroom to the ground floor. Upstairs, there are three well-proportioned bedrooms. Full of character and potential, this is the ideal home for those looking to put their own stamp on a property in a popular and convenient location.

Entrance Hall 3'3" x 3'0" (1.01m x 0.93m)

PVC double glazed entrance door. Stairs to first floor landing. Door to lounge. Opening to dining room.

Lounge 11'3" x 11'8" (3.45m x 3.57m)



PVC double glazed bay window to front. Ornate cornice and matching ceiling rose. Exposed timber floor. Radiator.

Dining Room 11'7" x 11'3" (3.55m x 3.44m)



PVC double glazed window to rear. Skimmed ceiling. Radiator. Under stairs storage cupboard.

Kitchen 11'10" x 7'4" (3.62m x 2.26m)



PVC double glazed window and door to side. Skimmed ceiling. Radiator Wall mounted mains gas combination boiler. Fitted base and eye level units with roll edge work surface and tiled splash back. Ceramic sink and drainer with mixer tap over. Door to bathroom.

Bathroom 9'2" x 7'8" (2.80m x 2.36m)

PVC double glazed window to side. Skimmed ceiling. Vinyl flooring. Radiator. Fitted bath, basin and toilet.

First Floor Landing 11'6" x 2'9" (3.53m x 0.85m)

Skimmed ceiling. Loft access. Doors to bedrooms.

Bedroom 1 11'8" x 12'4" (3.58m x 3.76m)

PVC double glazed window to front. Skimmed ceiling. Feature fireplace with surround. Built in cupboard. Radiator.

Bedroom 2 8'6" x 11'3" (2.61m x 3.45m)

PVC double glazed window to rear. Skimmed ceiling. Feature fireplace with surround. Radiator. Built in cupboard with loft hatch.

Bedroom 3 11'9" x 7'2" (3.60m x 2.20m)

PVC double glazed window to rear. Skimmed ceiling. Radiator.

Outside

Low maintenance gravel frontage and side gated access leading to the rear garden.

The rear garden is enclosed by timber fencing. Laid to lawn with patio seating area. Outside light. Cold water tap.

Property Postcode

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

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:

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 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: Driveway to front.

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.

Referral & Fee Disclosure

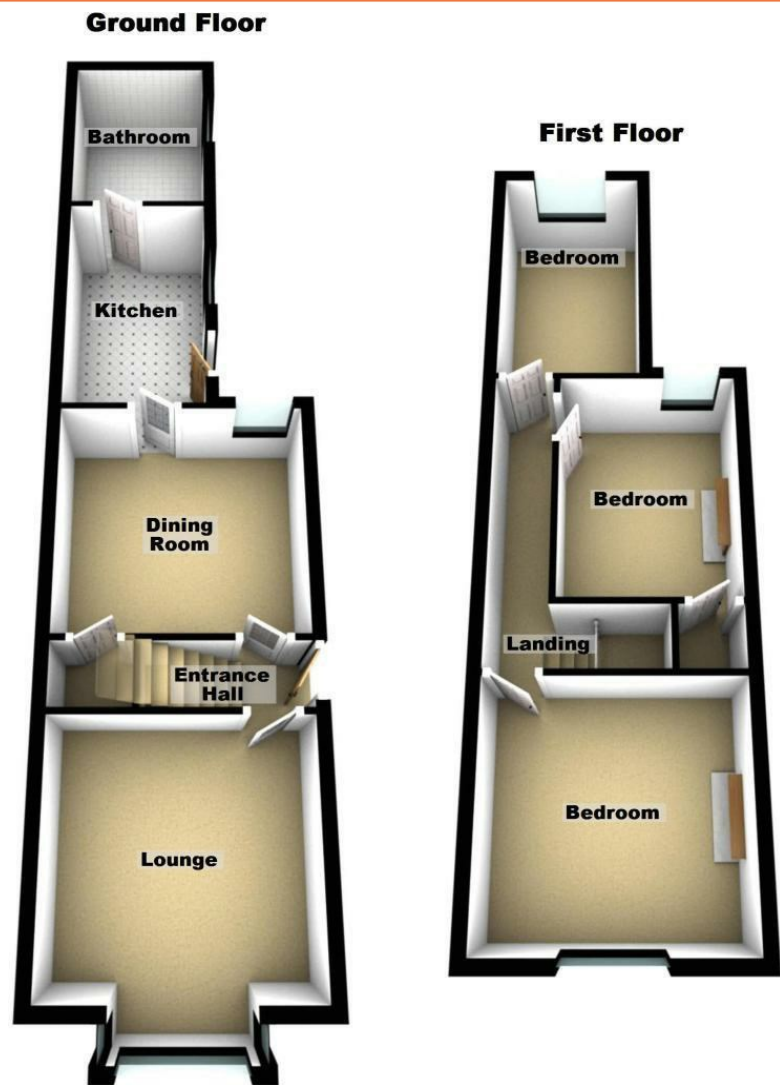
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

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.

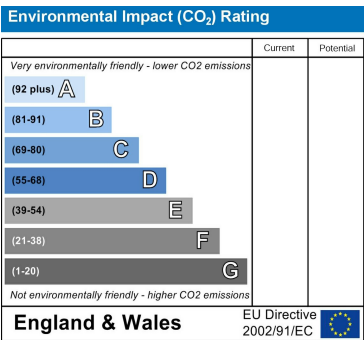
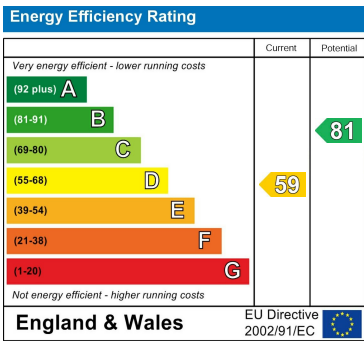
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

