



## **3 Woodrow Place, Spalding, PE11 1BF**

**£130,000**

Ark Property Centre are delighted to offer to market this two bedroom home built by Broadgate Homes in 2007. This property is presented in good order both inside and out and benefits from allocated parking to the rear. The accommodation includes lounge, kitchen diner, cloakroom, two bedrooms, family bathroom and enclosed rear garden.



**Lounge 12'9" x 9'10", 282'1" (3.91m x 3.86m)**



PVCu double glazed window and door to front, coving to textured ceiling, radiator, stairs to first floor landing, door to kitchen.



**Kitchen 12'7" x 9'6" (3.86m x 2.90m)**



PVCu double glazed window and door to rear, coving to textured ceiling, vinyl flooring. Fitted with a matching range of base and eye level units with

additional units added to the dining area, roll edge work surfaces with tiled splashback, four ring gas hob with stainless steel extractor hood over and electric oven and grill under, stainless steel sink and drainer with chrome mixer tap over, space and plumbing for washing machine and condensing tumble dryer, space for upright fridge freezer.



**WC**



Fitted close coupled toilet and wash hand basin with chrome taps over.

**Landing**

With doors to bedrooms and bathroom.

**Bedroom One 12'7" x 7'10" (3.86m x 2.41m)**



PVCu double glazed window to rear, coving to textured ceiling, radiator.



**Bedroom Two 8'9" x 7'8" (2.67m x 2.36m)**



PVCu double glazed window to front, coving to textured ceiling, radiator, built in cupboard with wall mounted mains gas central heating boiler.

**Bathroom 6'3" x 5'6" (1.91m x 1.70m)**



Coving to textured ceiling, vinyl flooring, radiator, extractor fan, shaving point. Fitted with a three piece suite comprising panel bath with chrome taps over and shower attachment, pedestal wash hand basin and close coupled toilet with push button flush.

**Outside**



There is a small paved walkway to the front of the property which is accessed via a wrought iron gate.

The rear of the property is fully enclosed, mostly laid to lawn with small patio area, cold water tap and timber store. A path leads to the rear gate giving access to one allocated parking space plus visitors space.





### Parking



### Property Postcode

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

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and

can not be used without their explicit permission.

PLEASE NOTE: This property is being sold below market value as per the South Holland Low Cost Housing Scheme. There is no restrictions on this particular property regarding local connections but all applicants will need to contact South Holland District Council to check they qualify for the scheme.

### 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.

### Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: £1406.76

Property construction: Brick with tiled roof

Electricity supply: Mains, Eon

Solar Panels: No

Other electricity sources: No

Water supply: Mains, Anglian Water

Sewerage: Mains

Heating: Mains gas central heating

Heating features: None

Broadband: As stated by Ofcom,

Broadband type Highest available download speed

Highest available upload speed Availability

Standard 16 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 10000 Mbps 10000 Mbps Good

Mobile coverage: As stated by Ofcom,

Indoor

Provider Voice Data  
EE Likely Likely  
Three Limited Limited  
O2 Limited Limited  
Vodafone Limited Limited

Outside  
Provider Voice Data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely

Parking: Allocated parking to rear  
Building safety issues: None  
Restrictions: No  
Public right of way: No  
Flood risk: Zone 3 - Environment Agency  
Coastal erosion risk: None  
Planning permission: None  
Accessibility and adaptations: None  
Coalfield or mining area: None  
Energy Performance rating: C

### **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.

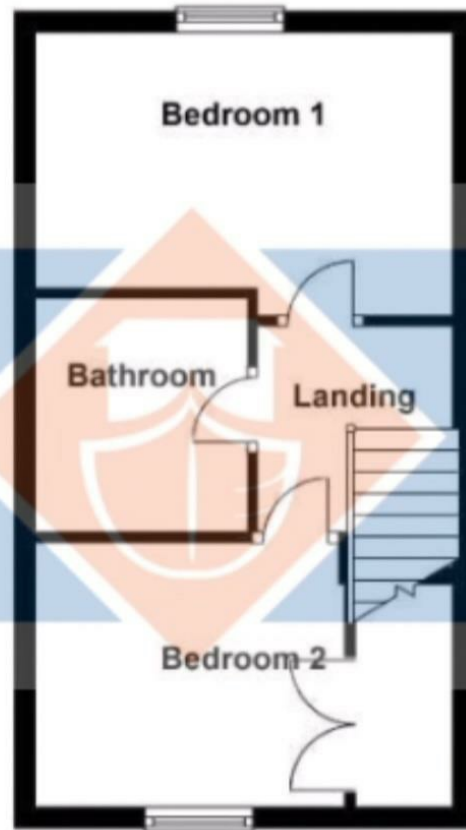
If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

## Floor Plan

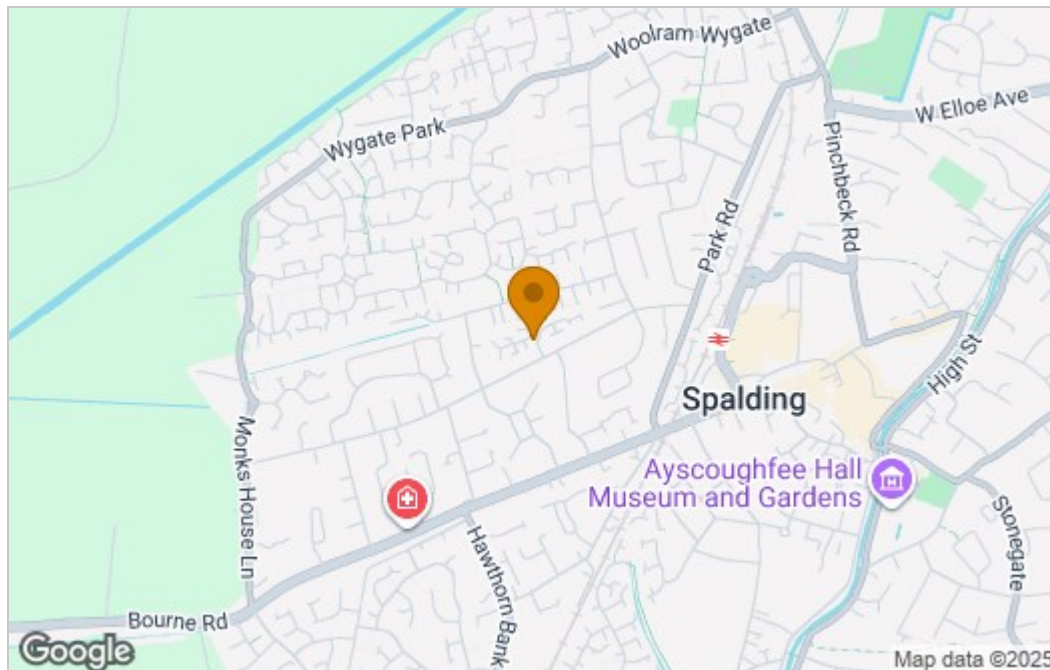
## Ground Floor



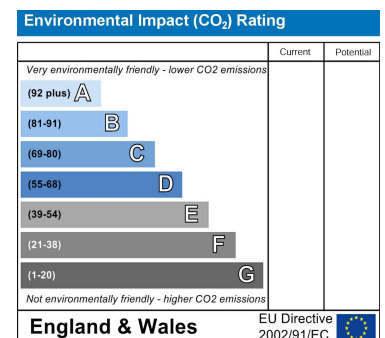
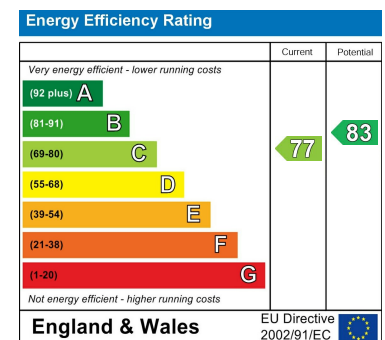
## First Floor



## Area Map



## Energy Efficiency Graph



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