



117 Albion Street, Spalding, PE11 2BA

£160,000

Presenting a charming two-bedroom property ideally situated close to Spalding Town Centre and its array of amenities, this residence offers comfortable living in a convenient location. The property is well-maintained and presented in good order, making it an ideal choice for buyers seeking a move-in ready home.

Lounge 12'1" x 12'3" (3.69m x 3.75m)



PVCu double glazed window to front, coving to skimmed ceiling, radiator, gas fireplace.



Dining Room 12'1" x 9'6" (3.70m x 2.90m)



PVCu double glazed window to rear, coving to skimmed ceiling, radiator, built in under stairs cupboard and door opening to staircase.



Kitchen 4'7" x 11'10" (1.41m x 3.63m)



PVCu double glazed window to side, coving to skimmed ceiling with recessed ceiling spotlights, radiator, tiled flooring. Fitted with a matching range of base and eye level units, roll edge work surfaces with matching upstand, four ring electric hob with extractor hood over and integrated oven and grill under, stainless steel sink and drainer with chrome mixer tap over, space for fridge freezer, wall mounted mains gas central heating boiler.



Utility Room 4'6" x 10'2" (1.39m x 3.11m)



Space and plumbing for washing machine and tumble dryer.

Shower Room 4'4" x 4'7" (1.33m x 1.41)



PVCu double glazed window to side, skimmed ceiling, radiator, tiled floor and half height wall tiling. Tiled shower enclosure with glass screens and electric shower, wall mounted wash hand basin and close coupled toilet.

Landing

With doors to bedrooms.

Bedroom One 12'2" x 9'5" (3.73m x 2.89m)



PVCu double glazed window to rear, coving to skimmed ceiling with recessed ceiling spotlights, radiator. Louvred doors to airing cupboard with hot water cylinder and opening to nursery/dressing area.



Dressing Area/Nursery 7'0" x 6'0" (2.15m x 1.84m)



PVCu double glazed window to side, coving to skimmed ceiling with recessed ceiling spotlights, radiator, laminate flooring. Door opening to bathroom.

Bathroom 5'3" x 7'0" (1.62m x 2.14m)



PVCu double glazed window to rear, coving to skimmed ceiling with recessed ceiling spotlights, radiator, vinyl flooring and half tiled walls. Fitted panel bath with chrome taps over, concealed cistern toilet with push button flush and ceramic wash hand basin set in vanity unit with built in storage.



Bedroom Two 12'3" x 11'7" (3.75m x 3.54m)



PVCu double glazed window to front, coving to skimmed ceiling, radiator.

Outside



The front of the property is low maintenance with off road parking for up to two vehicles. There is gated access to the rear garden which combines hard and soft landscaping including block paved courtyard, concrete patio area and lawn beyond enclosed by timber fence. There is a timber storage shed and outside cold water tap.



Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: A

HEATING: MAINS GAS

DRAINAGE: MAINS DRAINS

PLEASE NOTE:

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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

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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.

Property Postcode

For location purposes the postcode of this property is: PE11 2BA.

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.

PLEASE NOTE

Planning permission has been granted and works commenced on a new build on the plot adjacent.

Floor Plan

Area Map



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Energy Efficiency Graph

