



36 Alexandra Road, Spalding

£149,995

IDEAL FIRST TIME OR INVESTMENT PURCHASE LOCATED CLOSE BY TO SPALDING TOWN CENTRE

Two bedroom semi detached property benefiting from enclosed rear garden, available parking to the side and within close proximity to Primary and Secondary Schools. The property is well presented throughout benefiting from entrance porch, living room, dining room, kitchen and lean to. The first floor offers two bedrooms and bathroom. The front of the property is low maintenance with low levelled brick wall with a paved driveway to the side and gated access to the rear garden. The rear has a patio area ideal for seating and entertaining, shrubbery borders and lawn. Two garden sheds. Call today to get your viewing booked in!

- **Two Bedroom Semi Detached Property**
- **Parking to the Side**
- **Good Sized Rear Garden**
- **Well Presented Throughout**



ENTRANCE PORCH

11'8 x 3'9 (3.56m x 1.14m)

Door to side aspect. Tiled flooring.

LIVING ROOM

12'4 x 11'7 (3.76m x 3.53m)

Upvc window to front aspect. Electric modern fire. Radiator. Television point. Carpeted.

DINING ROOM

11'9 x 11'8 (3.58m x 3.56m)

Upvc window to rear aspect. Wooden flooring. Under stairs storage cupboard. Radiator. Bt point. Door to staircase.

KITCHEN

13'0 x 5'9 (3.96m x 1.75m)

Upvc window to side aspect. Base and wall units with work surface over. Stainless steel sink with drainer and mixer tap over. Vinyl flooring. Space for freestanding electric oven.

LEAN TO

12'5 x 5'7 (3.78m x 1.70m)

Door to side aspect. Work surface with unit beneath. Space and plumbing for washing machine. Tiled flooring.

LANDING

Loft access. Radiator.

BEDROOM ONE

12'6 x 11'8 (3.81m x 3.56m)

Upvc window to front elevation. Fireplace with surround. Radiator. Single cupboard.

BEDROOM TWO

11'9 x 8'5 (3.58m x 2.57m)

Upvc window to rear elevation. Radiator.

BATHROOM

8'5 x 6'0 (2.57m x 1.83m)

Upvc window to rear elevation. Bath with shower over. Wash hand basin. Toilet. Radiator. Tiled flooring. Fully tiled walls.

EXTERIOR

Low maintenance front garden with low level brick wall to the front. Paved driveway to the



side with gate to the rear garden. The rear is well maintained with patio area ideal for seating and entertaining with shrubbery borders. Laid to lawn with hedging to one side and a mixture of hedges and fencing to the other. Two garden sheds.

GARDEN SHED

12' x 6' (3.66m x 1.83m)

PROPERTY POSTCODE

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

ADDITIONAL INFORMATION

Freehold with vacant possession on completion.

PLEASE NOTE: All photos are property of Ark Property Centre and can't not be used without their explicit permission.

VIEWING

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.

OFFERS 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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

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 your 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.

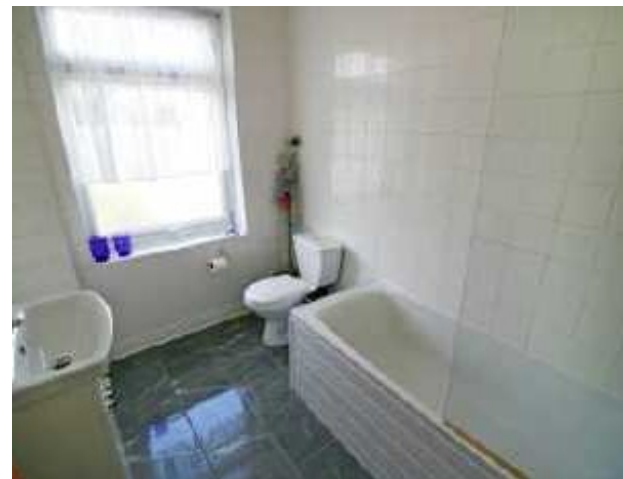
We can also offer full Financial and Solicitor



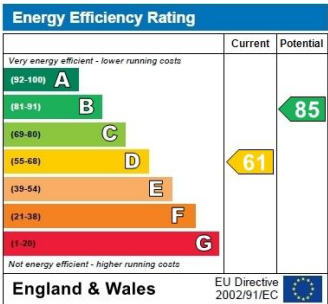
services. Please note we do get a referral fee for any recommended client service used.

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.







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