

10 Commercial Road, Spalding, PE11 2HA

£185,000

- Semi detached house
- Walking distance of the town centre
- Close proximity to all amenities
- Three bedrooms
- Low maintenance rear garden
- Great size lounge
- River views
- No forward chain

Located in the heart of Spalding, within easy walking distance of the wide range of amenities the town has to offer, this modern three-bedroom semi-detached home presents an excellent opportunity for a variety of buyers. The property offers spacious rooms throughout with a well-designed, flowing layout complemented by a contemporary interior. A particular highlight of the home is the pleasant views across the river, creating a lovely outlook. Offered to the market with no forward chain, this property is ready for its next owner to move straight in and enjoy.

Kitchen 10'1" x 10'7" (3.09m x 3.25m)

Entrance door to front. UPVC bay window to front. Wood effect flooring. Matching base and eye level units with roll edge work surfaces. Space for fridge/freezer. Built-in electric oven. 4 ring gas hob with cooker hood. Tiled splash back. Sink unit with drainer and mixer tap. Radiator. Space and plumbing for washing machine. Space for tumble dryer. Storage cupboard housing boiler.

Lounge 16'7" x 15'4" (5.06m x 4.69m)

UPVC door to rear. UPVC window to rear. 2 radiators. Recessed ceiling lights. Built-in understairs store cupboard. Stairs leading to first floor landing. Carpeted.

Cloakroom



Two piece suite comprising toilet. Wash hand basin with mixer tap. Tiled flooring. Radiator. Extractor fan.

First Floor Landing 8'9" x 6'4" (2.68m x 1.94m)

Loft access. Doors to bedrooms and bathroom. Carpeted.

Bedroom 1 10'1" x 15'4" (3.09m x 4.69m)

UPVC windows to front. 2 radiators. Carpeted.

Bedroom 2 9'6" x 8'5" (2.90m x 2.57m)

UPVC window to rear. Radiator. Carpeted.

Bedroom 3 7'5" x 6'6" (2.28m x 1.99m)

UPVC window to rear. Radiator. Carpeted.

Bathroom 6'8" x 8'5" (2.04m x 2.57m)

Three piece white suite comprising panelled bath with shower over and glazed shower screen. Wash hand basin with mixer tap. Toilet. Tiled flooring. Partially tiled walls. Heated towel rail. Extractor fan.

Outside

To the front of the property there is a small gravelled area with wrought iron railings to the outer boundary and a hand gate giving access to the front door.

The rear garden is enclosed by timber fencing. Timber decked area. Block paved patio area.

Property Postcode

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

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have

any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
 Council tax band: B
 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 Limited 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: On street parking
 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: C70

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

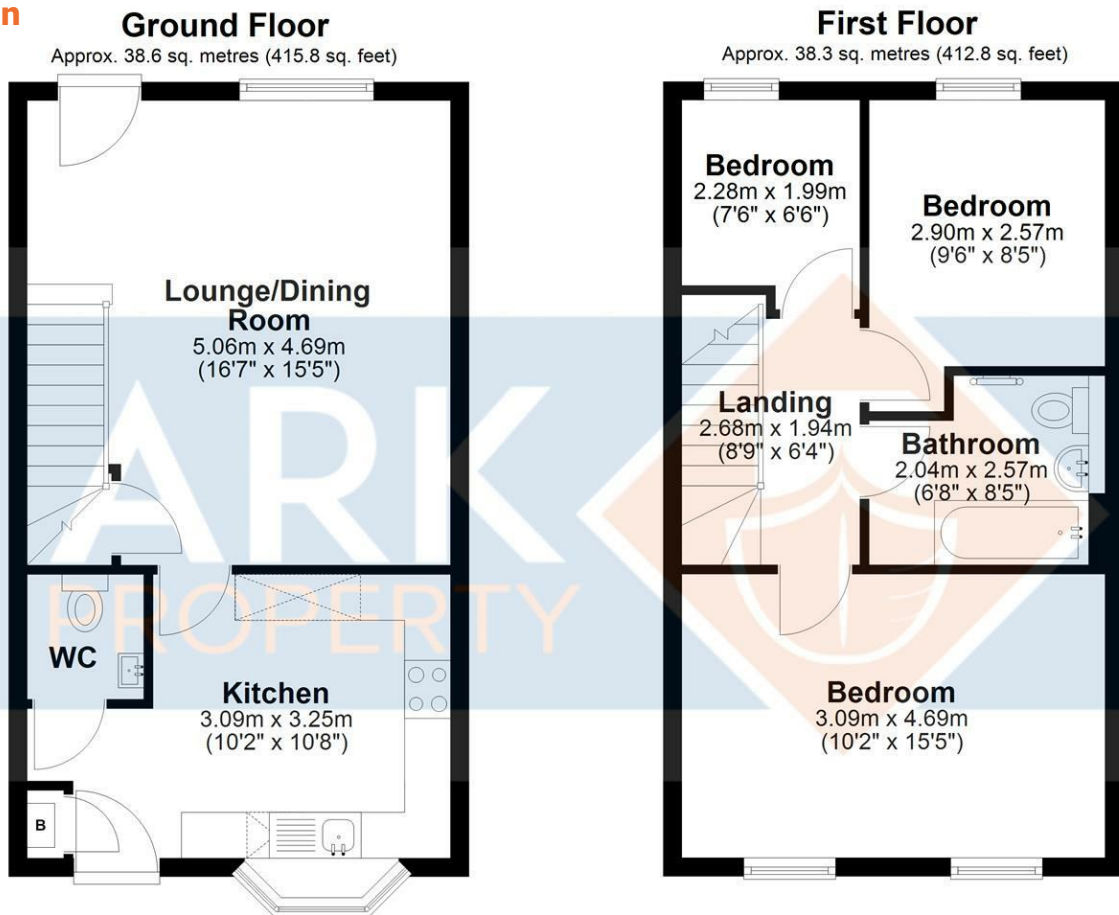
We can also offer full Financial and Solicitor services.

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

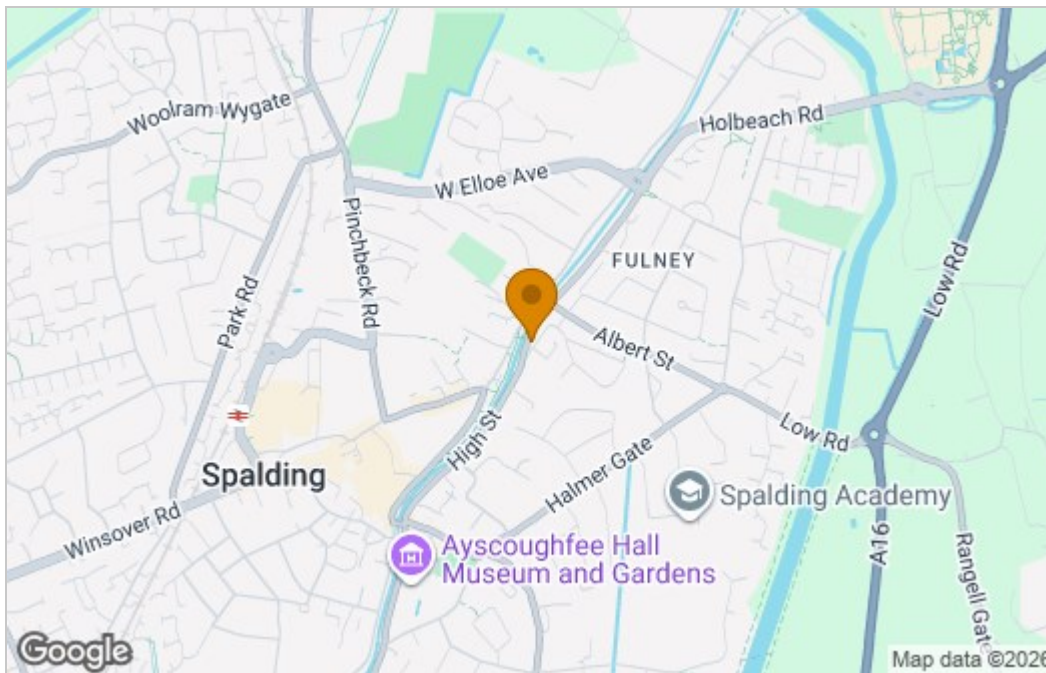
Floor Plan



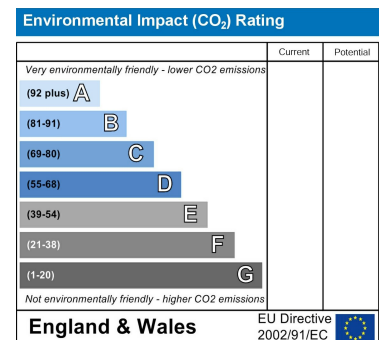
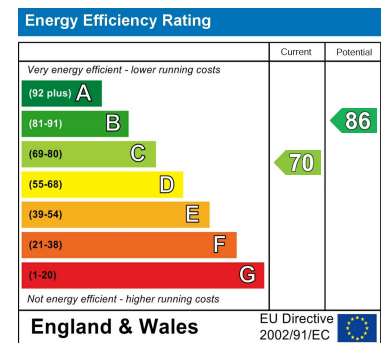
Total area: approx. 77.0 sq. metres (828.6 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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