ARK PROPERTY









8 Darwin Avenue, Holbeach, PE12 8LX

£78,000

- Available on a 40% shared ownership basis through Platform Housing Association
- Three-bedroom semi-detached house
- Lounge to the front and kitchen/diner to the rear
- Ground floor WC and first-floor family bathroom
- Block-paved driveway providing off-road parking
- Enclosed rear garden with patio seating area

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

40% Shared Ownership - Three Bedroom Semi-Detached House

Situated on Darwin Avenue in Holbeach, this three-bedroom semi-detached home is available to purchase on a 40% shared ownership basis through Platform Housing Association.

The accommodation comprises an entrance hall, front-facing lounge, kitchen/diner to the rear and a ground floor WC. Upstairs, there are three bedrooms and a family bathroom.

Externally, the property benefits from a block-paved driveway to the side and an enclosed rear garden with a patio seating area.

Contact Ark today to arrange a viewing and find out more about this shared ownership opportunity.

Entrance Hall



Composite glazed entrance door to front. Skimmed ceiling. Laminate flooring. Radiator. Stairs to first floor landing. Door to lounge.

Lounge 14'5" x 13'2" (4.40m x 4.03m)



PVC double glazed windows to front and side. Skimmed ceiling. Laminate flooring. Radiator. Built in understairs cupboard. Door to kitchen.



Kitchen 12'6" x 16'10" (3.83m x 5.15m)



PVC double glazed window and door to rear. Skimmed ceiling. Vinyl flooring. Radiator. Wall

mounted mains gas central heating boiler. Fitted with a matching range of base and eye level units with roll edge work surface, matching upstand and splash back. Four ring electric hob with stainless steel extractor hood over. Electric oven and grill under. Stainless steel sink unit with drainer and mixer tap. Integrated dishwasher. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Door to cloakroom.



Cloakroom



Skimmed ceiling. Extractor fan. Vinyl flooring. Radiator. Close coupled toilet with push button flush. Pedestal wash hand basin with tiled splash back. Wall mounted electric consumer unit.

First Floor Landing 9'8" x 7'7" (2.97m x 2.33m)



Skimmed ceiling. Loft access. Doors to bedrooms and bathroom.

Bedroom 1 8'9" x 16'10" (2.69m x 5.15m)



PVC double glazed windows to front. Skimmed ceiling. Feature wall panelling. Radiator. Built in over stairs cupboard with radiator and fitted shelving.



Bedroom 2 12'2" x 8'11" (3.72m x 2.72m)



PVC double glazed window to front. Skimmed ceiling. Feature wall panelling. Radiator.

Bedroom 3 8'2" x 7'7" (2.50m x 2.33m)



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

Bathroom 5'6" x 8'1" (1.69m x 2.47m)



PVC double glazed window to side. Skimmed ceiling. Recessed spot lights. Extractor fan. Vinyl flooring. Radiator. Fitted panel bath with chrome thermostatic bar shower and glass shower screen. Close coupled toilet with push button flush. Pedestal wash hand basin.

Outside



There is a block paved driveway providing off road parking and small low maintenance lawn area with shrubs. Gated access to the rear garden.
The rear garden is enclosed by concrete posts and timber fencing. Laid to lawn. Patio seating area.



Property Postcode
For location purposes the postcode of this property is: PE12 8LX

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

Shared Ownership
Applicants will need to apply to Platform Housing for eligibility.
More information can be found at: https://platformhomeownership.com/shared-ownership/how-to-buy

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: Leasehold
Council tax band: B
Charges: £303.19 Rent. £67.52 Service Charge payable to Platform Housing Association
Property construction: Brick built
Electricity supply: Eon
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: Driveway
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: B84

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.

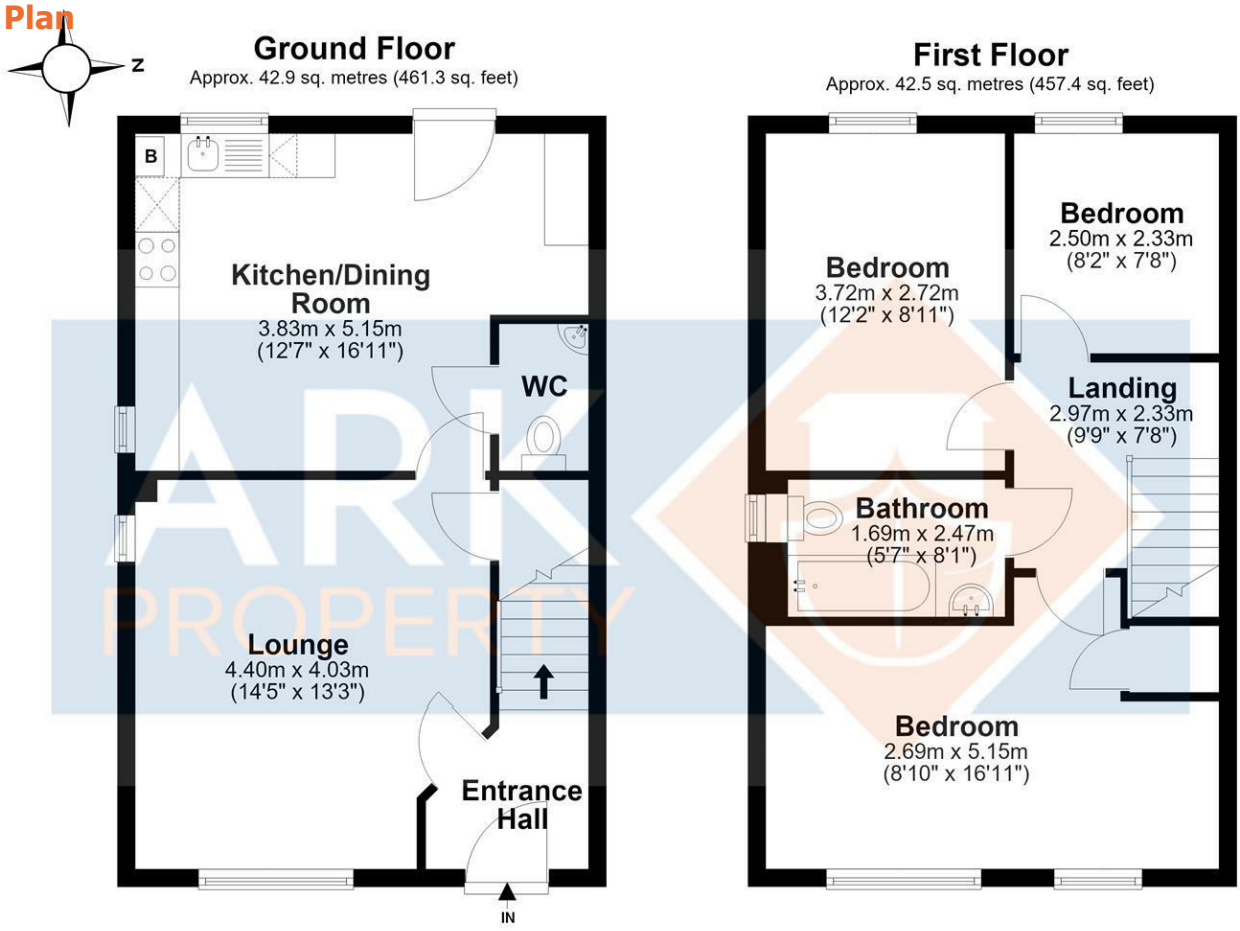
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

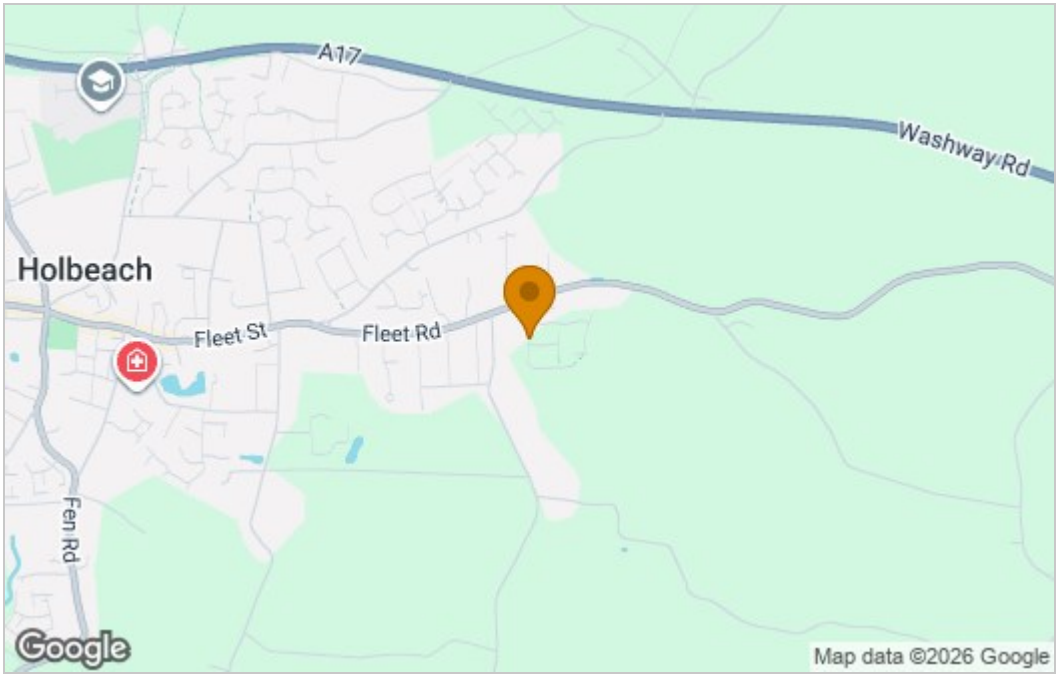
Floor Plan



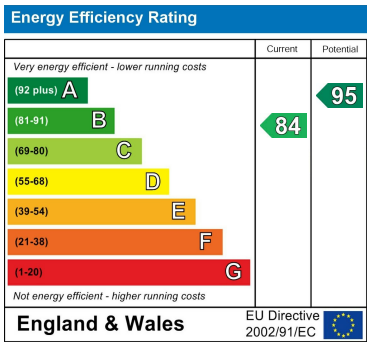
Total area: approx. 85.3 sq. metres (918.7 sq. feet)

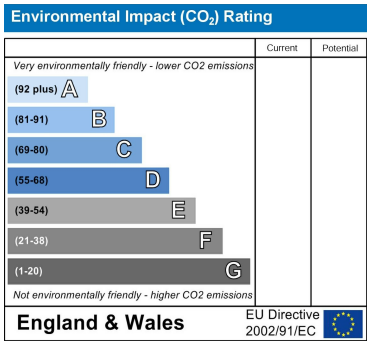
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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