

## 3 Sheppersons Avenue, Spalding, PE11 4EX

**£180,000**

- Recently undergone renovation
- Popular village setting
- Low maintenance rear garden
- Large conservatory to rear
- Off road parking to front for multiple cars
- Modern kitchen breakfast room
- Ample storage off the upstairs bedroom
- Sold with no chain

Located in the popular village of Gosberton Risegate, this charming chalet bungalow has recently been refurbished and is ready for its new owners to add their own personal touch. Offered to the market with no onward chain, the property presents an fantastic opportunity for buyers seeking a smooth purchase.

Featuring two well-proportioned bedrooms and comfortable living space, this home is ideal for a range of buyers. Could this delightful property be your next home? Arrange a viewing to find out.

### Entrance Porch



UPVC door to front. Windows to side.

### Entrance Hall 9'10" x 7'2" (3.01m x 2.19m)



Electric heater. Wood effect laminate flooring.

### Lounge 14'5" x 10'11" (4.40m x 3.33m)



Doors to conservatory. Wood effect flooring. Electric heater.

### Kitchen 7'8" x 8'9" (2.34m x 2.67m)



UPVC double glazed window to front and door to rear. Sink with drainer and mixer tap. Matching range of base and eye level units with roll edge work surface. Tiled splash backs. Integrated electric hob and oven. Plumbing for washing machine. Tiled flooring.

### Dining Area 7'0" x 12'0" (2.15m x 3.68m)



UPVC double glazed window to side. Electric heater. Wood effect flooring.

**Bedroom 9'8" x 12'0" (2.96m x 3.66m)**



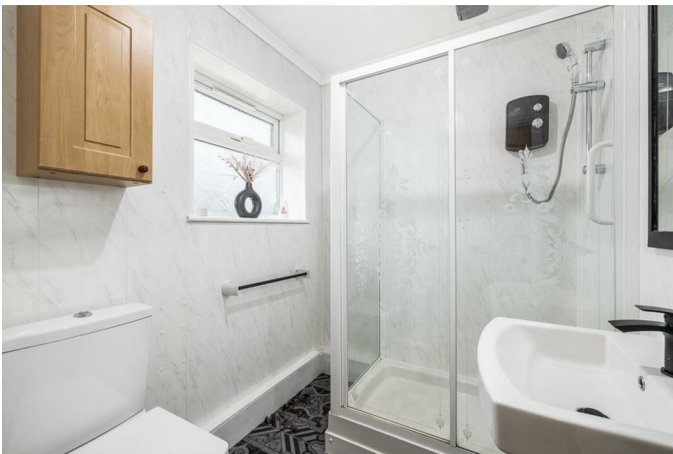
UPVC double glazed window to rear. Electric heater. Wood effect flooring.

**Conservatory 9'10" x 18'0" (3.00m x 5.50m)**



Brick and UPVC construction. Door to side. Electric heater. Tiled flooring.

**Shower Room 5'8" x 6'4" (1.73m x 1.94m)**



UPVC window to front. Shower cubicle. Wash hand basin. Heated towel rail. Tiled flooring.

**First Floor Bedroom 13'1" x 10'5" (4.01m x 3.19m)**



Velux style windows to front and rear. Electric heater. Loft access. Carpeted.

**Outside**



To the front of the property is partially enclosed, laid to gravel offering off road parking for numerous vehicles.

The rear garden is enclosed by fencing and brick built wall with raised flower beds. Laid to patio.

**Store 7'7" x 5'3" (2.33m x 1.62m)**

**Property Postcode**

For location purposes the postcode of this property is: PE11 4EX

**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: A  
Annual charge: No  
Property construction: Brick built  
Electricity supply: Eon Next  
Solar Panels: No  
Other electricity sources: No  
Water supply: Anglian Water  
Sewerage: Mains  
Heating: Electric heaters  
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.  
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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: E51

### 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

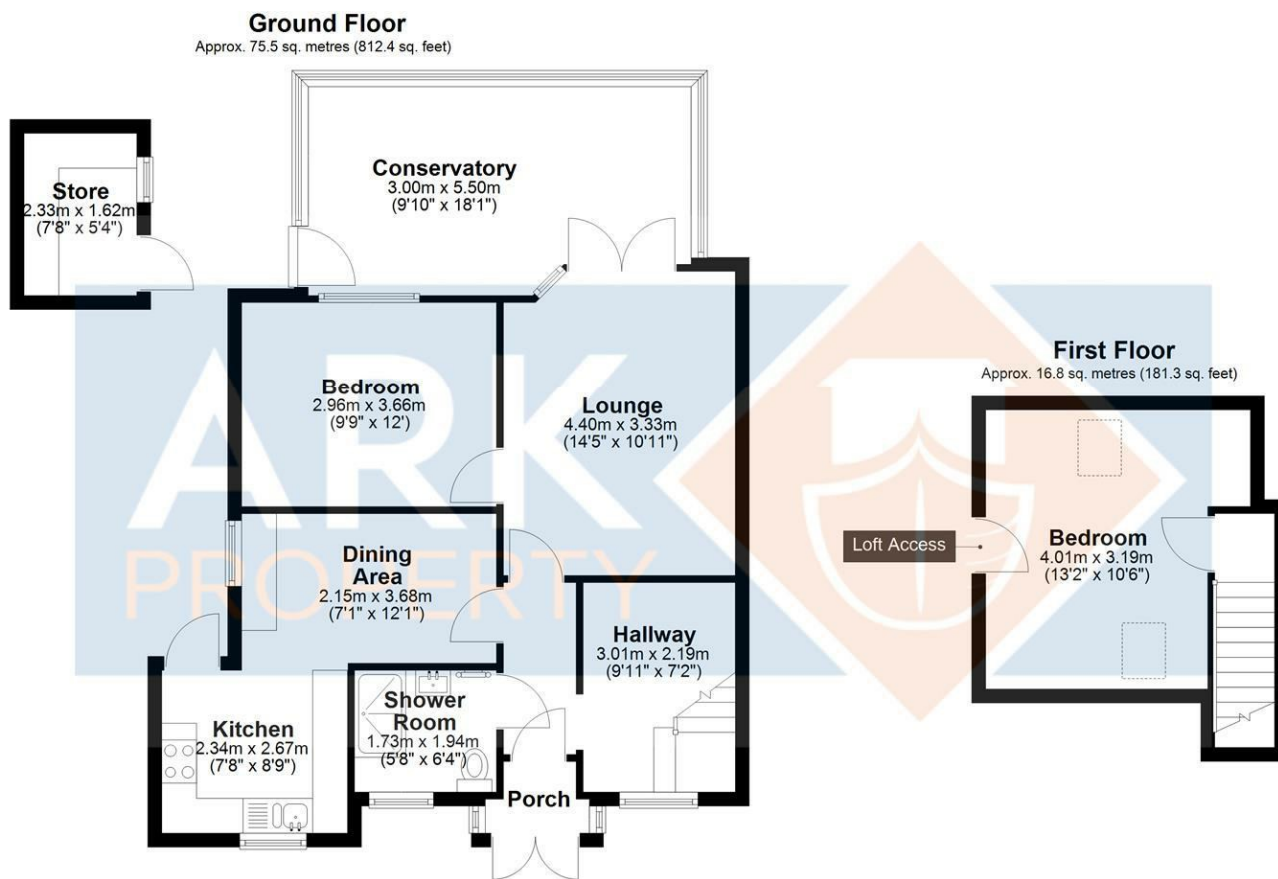
We can also offer full Financial and Solicitor services.

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

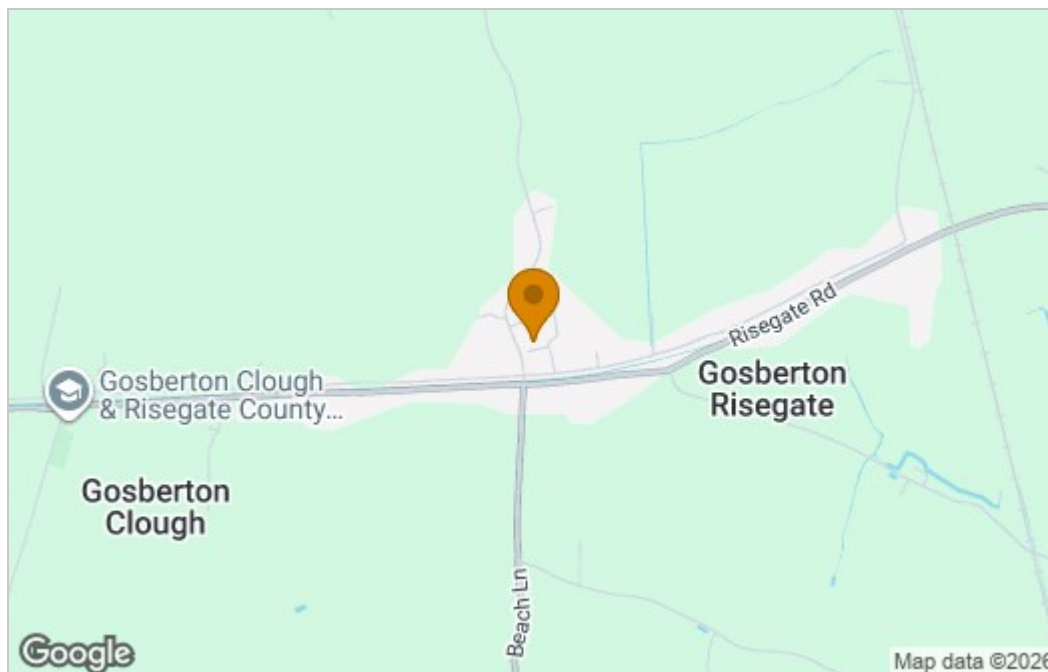


Total area: approx. 92.3 sq. metres (993.7 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.

Plan produced using PlanUp.

## Area Map



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## Energy Efficiency Graph

