



## Wallis House Holland Road, Spalding, PE11 1UL

**£160,000**

- Off road parking
- Low maintenance rear garden
- Popular location
- Open plan living space
- Easy access for the town centre

- Neutral decor
- Great first time or investment property
- No forward chain

Located in the centre of Spalding, this beautifully presented property would make the perfect first home or investment opportunity.

The property benefits from off-road parking and a low maintenance rear garden. Internally, it features neutral décor throughout, making it ready to move straight into.

Offered with no onward chain, this is an ideal opportunity not to be missed. Book your viewing today.

### Entrance Hall

UPVC door to front. Stairs to first floor landing.

### Kitchen/Diner/Lounge 23'7" x 6'6" (7.21m x 2.00m)



UPVC window to front. UPVC Double glazed window and door to rear. Radiator. Matching base and eye level units with work surfaces over. Sink with drainer and mixer tap. Integrated washing machine, dishwasher, cooker and hob with extractor over. Breakfast bar with additional storage under. Tiled flooring and carpeted.

### Cloakroom



Toilet. Wash hand wash basin. Radiator. Tiled flooring.

### First Floor Landing

Doors to bedrooms and bathroom. Carpeted.

### Bedroom 1 12'7" x 10'2" (3.86m x 3.12m)



UPVC window to front. Radiator. Carpeted.

### Bedroom 2 10'5" x 6'9" (3.20m x 2.08m)



UPVC window to rear. Radiator. Carpeted.

### Bathroom 6'7" x 6'7" (2.03m x 2.01m)



UPVC window to rear. Shower cubicle with shower over. Toilet. Wash hand wash basin. Wood effect flooring .

### Outside



To the front of the property there is a block paved driveway with parking for two vehicles and pathway to the front entrance door. The side gate gives access to the side of the property with further space for storage.

The rear garden is paved and decked giving a low maintenance entertaining area.

### Property Postcode

For location purposes the postcode of this property is: PE11 1UL

### Verified Material Information

Tenure: Freehold

Council tax band: A  
Annual charge: No  
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: The tree in the back garden has a Preservation Order.  
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: B82

### 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

### Ground Floor

Approx. 30.1 sq. metres (324.2 sq. feet)

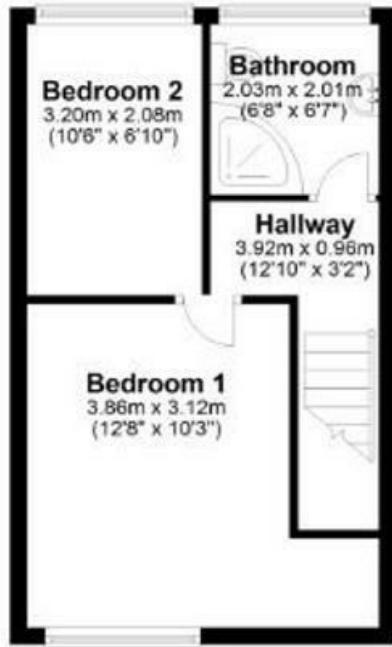


Total area: approx. 60.2 sq. metres (648.2 sq. feet)

**Wallis house**

### First Floor

Approx. 30.1 sq. metres (324.0 sq. feet)



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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