



## 49 Havelock Street, Spalding, PE11 2YL

**£149,500**

- Upstairs bathroom
- Well presented throughout
- Close to town and amenities
- Nice flowing layout
- Neutral decor
- Low maintenance rear garden
- Must view to be appreciated
- Perfect for first time buyers and investors

Beautifully presented terraced home ideally situated within easy walking distance of the town centre. This charming property offers a warm and inviting atmosphere, with a seamless flow throughout. The ground floor boasts a spacious, open plan layout featuring generous reception areas, perfect for both relaxing and entertaining. Upstairs, you'll find two well-proportioned bedrooms along with a modern family bathroom. A wonderful home that combines comfort, style, and convenience in a sought after location.

**Lounge 12'0" x 12'4" (3.66m x 3.77m)**



PVC double glazed entrance door and window to front. Coving to ceiling. Marble gas fireplace with wooden surround. Arched opening to dining room.



**Dining Room 10'6" x 12'4" (3.21m x 3.77m)**



Coving to ceiling. Radiator. Stairs to first floor landing. Glazed doors and serving hatch to kitchen.



**Kitchen 9'9" x 11'11" (2.99m x 3.64m)**



Glazed window to rear. Radiator. Vinyl flooring. Fitted with a matching range of base and eye level units with roll edge work surfaces and tiled

splashbacks. Four ring electric hob with extractor hood over and electric oven and grill under. Stainless steel sink and drainer with chrome mixer tap over. Space fridge. Space and plumbing for dishwasher. Opening to rear hallway.



#### Rear Hallway

Coving to ceiling. Vinyl flooring. Doors to utility room and cloakroom.

#### Cloakroom 6'6" x 5'2" (1.99m x 1.58m)



PVC double glazed window to side. Panelled ceiling. Laminate flooring. Radiator. Built in full height storage with sliding doors. Fitted close coupled toilet and pedestal wash hand basin with chrome taps over and tiled splashback.

#### Porch 3'9" x 5'2" (1.16m x 1.59m)



PVC double glazed construction with timber and polycarbonate roof. Vinyl flooring. Space and plumbing for washing machine and tumble dryer. Door opening to garden.

#### First Floor Landing



Coving to ceiling. Radiator. Doors to bedrooms and bathroom.

**Bedroom 1 11'11" x 12'4" (3.65m x 3.77m)**



PVC double glazed window to front. Coving to ceiling. Radiator.



**Bedroom 2 10'11" x 7'6" (3.33m x 2.31m)**

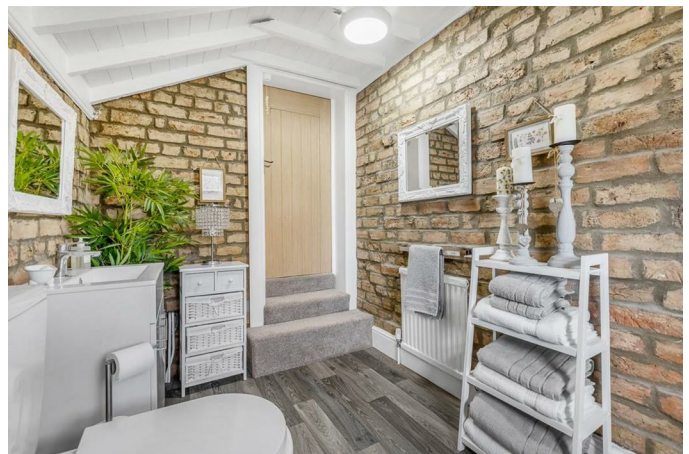


PVC double glazed window to rear. Coving to ceiling. Radiator. Built in wardrobes with hanging space and wall mounted mains gas combi boiler.

**Bathroom 10'0" x 6'2" (3.05m x 1.90m)**



PVC double glazed window to rear. Exposed ceiling beams. Radiator. Vinyl flooring. Fitted with a three piece suite comprising walk in shower with tiled walls. Close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.



## Outside



The front is enclosed by low level brick wall and black metal gate leading to steps to the front entrance door.

The rear garden is mostly hardstanding and enclosed by timber fencing. There is a rear gate for access and a brick built store with galvanised metal roof. Power and light connected.



### Property Postcode

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

### 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: Octopus

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: C72

### **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.

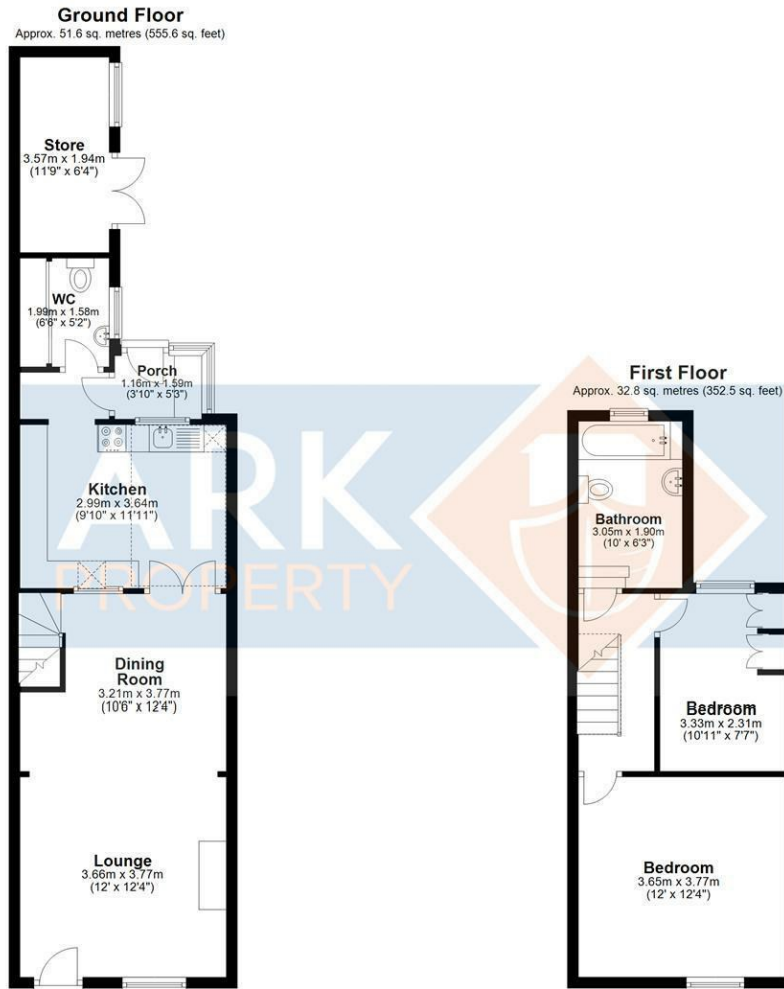
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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

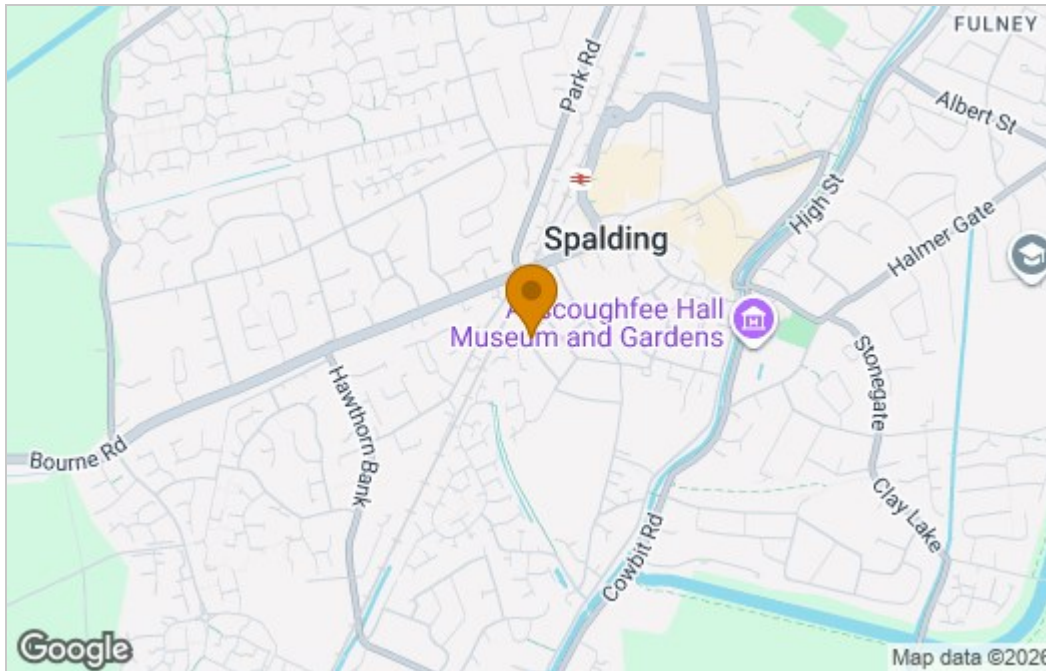
do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

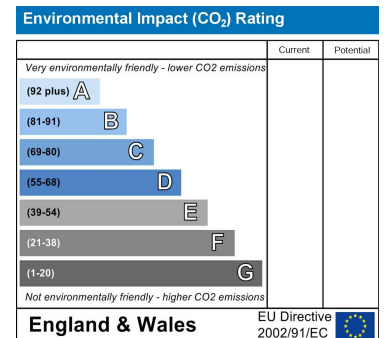
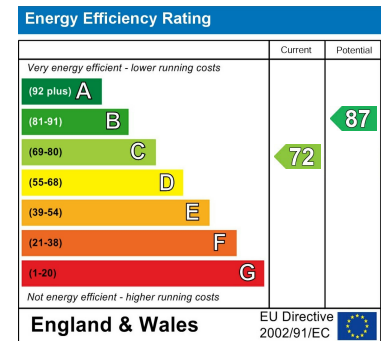


Total area: approx. 84.4 sq. metres (908.1 sq. feet)

## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

