



## 9 Welland Road, Spalding, PE11 2DJ

**£115,000**

- Walking distance to town centre
- Small courtyard area
- On street parking
- Modern boiler
- Perfect for first time buyers and Investors
- Neutral decor throughout
- Easy access to local amenities
- No forward chain

Looking for a hidden gem within easy reach of the town centre?

You won't find better than this charming property tucked away just off London Road!

Having been a reliable rental for many years, this home offers a fantastic opportunity for investors or first-time buyers alike. The property is full of potential, with a versatile layout that must be seen to be fully appreciated.

Now being sold with no onward chain, this little gem could be your perfect next move, whether you're looking for a solid investment or your first step on the property ladder

**Kitchen/Dining Area 14'7" x 11'2" (4.47m x 3.42m)**



Double glazed entrance door to side. PVC double glazed window to rear. Coving to ceiling. Fitted with a matching range of wall and base units with roll edge work surface over. Tiled splash backs. Four ring gas hob with extractor hood over and electric oven and grill under. Stainless steel sink and drainer with chrome mixer tap. Space and plumbing for washing machine. Space for fridge freezer. Wall mounted mains gas Worcester central heating boiler. Stairs to first floor landing. Built in understairs storage cupboard with wall mounted electric consumer unit. Radiator. Laminate wood flooring.

**Lounge/Bedroom 13'7" x 7'10" (4.15m x 2.39m)**



Double glazed window to front. Coving to ceiling. Radiator. Carpeted.

**Bedroom/Lounge 18'0" x 13'6" (max) (5.51m x 4.14m (max))**



Double glazed windows to front. Coving to ceiling. Loft access. Radiator. Carpeted. Door to bathroom.

**Bathroom 6'11" x 6'3" (2.11m x 1.91m)**

Double glazed window to rear. Coving to ceiling. Extractor fan. Vinyl flooring. Radiator. Mirrored vanity cabinet. Fitted panelled bath with chrome mixer tap and shower attachment. Pedestal wash hand basin with chrome tops. Close coupled toilet with push button flush.

**Outside**

There is a small outdoor paved courtyard area, accessed to the rear of the property. Outside light.

**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

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

**Verified Material Information**

Tenure: Freehold

Council tax band: A

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. Boiler less than two years old and still under guarantee.

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: C71

**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

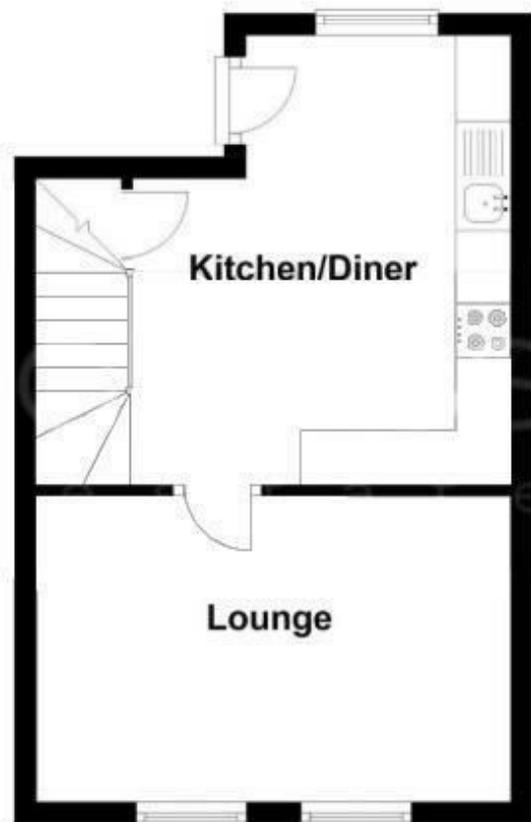
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.



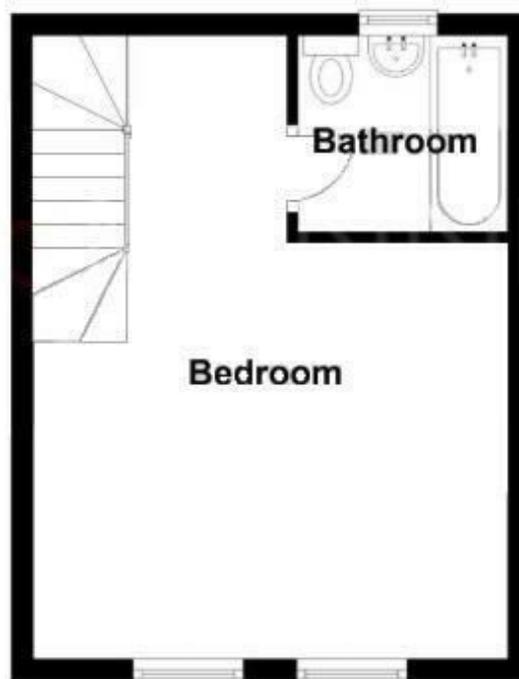


**Floor Plan**

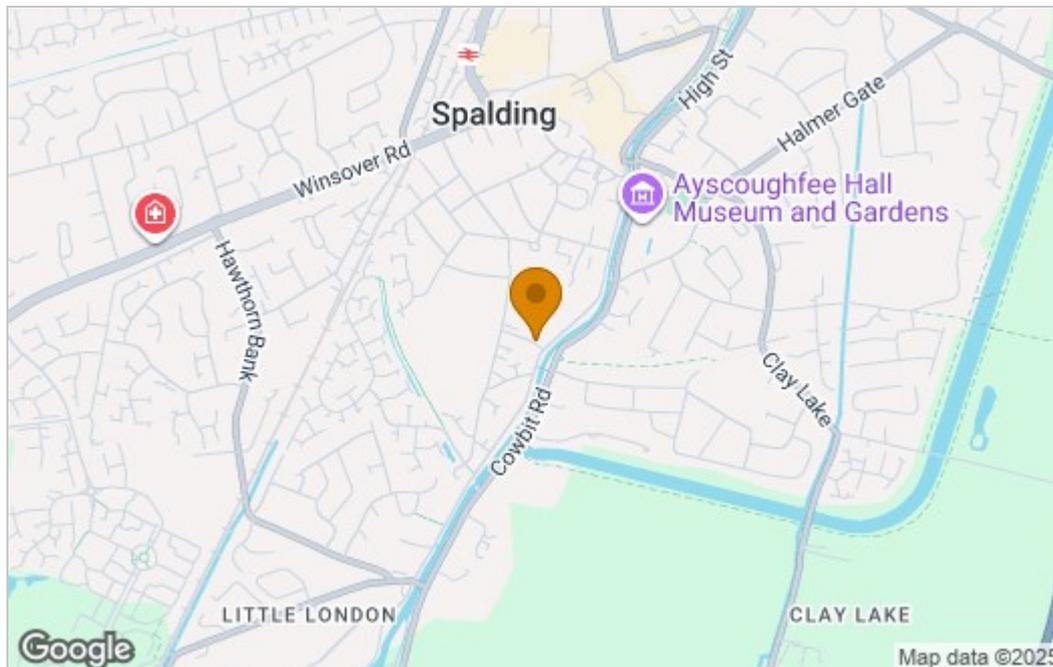
**Ground Floor**



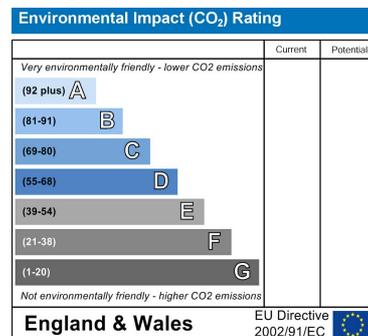
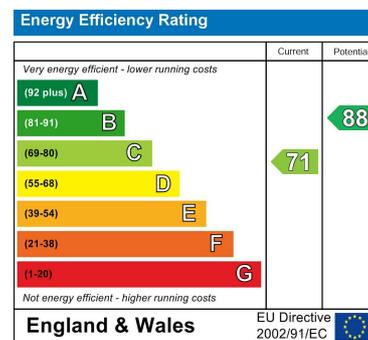
**First Floor**



**Area Map**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ  
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

