



## **10 St. Thomas Road, Spalding, PE11 2XY**

**£190,000**

- Detached bungalow in a town centre location
- Offered for sale with no onward chain
- Lounge, dining room and conservatory
- Kitchen breakfast room
- Two bedrooms and shower room
- Off-road parking for two vehicles

Situated in a sought-after town centre location on St Thomas Road, Spalding, this detached bungalow is offered for sale with no onward chain. The accommodation briefly comprises an entrance hall, lounge, kitchen breakfast room, dining room and conservatory, two bedrooms and a shower room. Outside, the property benefits from off-road parking for two vehicles, making it an ideal purchase for those seeking convenient single-storey living close to local amenities.

### Entrance Hall

UPVC door to front. Radiator.

### Lounge



UPVC window to front. Feature fireplace. Radiator. Carpeted.

### Kitchen



UPVC window to rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splashbacks. Built in oven and electric hob with extractor hood over. Space for fridge/freezer. Space for washing machine. Radiator. Tiled flooring. Built in storage cupboard.

### Dining Room



Windows to rear and side. Two radiators. Tiled flooring. French doors leading to conservatory.

### Conservatory



Of PVC construction. Ceiling fan. Electric heater. Wood effect flooring.

### Bedroom 1



UPVC window to rear. Radiator. Carpeted. Built in sliding door wardrobe.

### Bedroom 2



UPVC window to front. Radiator. Carpeted. Built in sliding door wardrobe.

## Bathroom



UPVC window to side. Walk in shower cubicle with shower over. Wash hand basin set in vanity unit. Toilet. Radiator. Partially tiled walls. Vinyl flooring.

## Outside



The property has parking for two vehicles which are allocated spaces to the front of the property. Side gated access to the rear garden. The rear garden is enclosed by timber fencing. Lawn area. Patio area. Timber shed.

## Property Postcode

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

## 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: Mains

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: Allocated 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: D64

### **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.

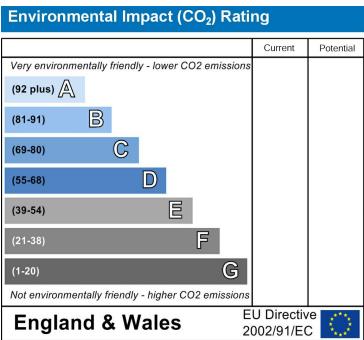
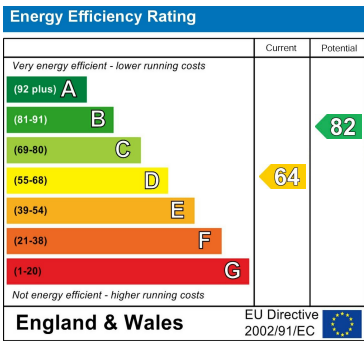
Floor Plan



Area Map



Energy Efficiency Graph



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