ARK PROPERTY

86 Park Road, Spalding, PE11 1NH

£170,000

- Three-bedroom semi-detached home
- Popular Park Road location in Spalding
- Lounge and separate dining room
- Ground floor bathroom
- Off-road parking and enclosed rear garden
- Contact Ark today to arrange a viewing

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Situated on the popular Park Road in Spalding, this three-bedroom semi-detached home offers well-proportioned accommodation, off-road parking, and an enclosed rear garden. The ground floor comprises an entrance hall, lounge, dining room, kitchen, and bathroom, while upstairs there are three bedrooms accessed from the landing. An excellent opportunity for first-time buyers, families, or investors alike. Contact Ark today to arrange your viewing.

Entrance Hall

PVC double glazed entrance door to front. Radiator. Vinyl flooring. Stairs to first floor landing.

Lounge 11'10" x 10'11" (3.63m x 3.35m)

PVC double glazed bay window to front. Coving to ceiling. Feature gas fireplace with surround. Radiator. Air conditioning unit.

Dining Room 12'1" x 11'3" (3.69m x 3.43m)

PVC double glazed French doors leading to garden. Coving to ceiling. Radiator.

Kitchen 8'5" x 7'5" (2.57m x 2.27m)

PVC double glazed window to side. Tiled flooring. Fitted with a range of wall and base units with work surfaces over. Under stairs storage cupboard. Free standing gas hob. Stainless steel sink unit with drainer and mixer tap. Space for fridge/freezer.

Rear Hall

Door to side. Storage cupboard.

Bathroom 8'0" x 7'3" (2.46m x 2.22m)

PVC double glazed window to side. Coving to ceiling. Tiled flooring. Extractor fan. Fitted panelled bath with chrome mixer tap and electric shower over. Wash hand basin with chrome mixer tap set in vanity unit with built in storage. Close coupled toilet with push button flush. Wall mounted mains gas central heating boiler.

First Floor Landing 12'1" x 5'5" (3.69m x 1.66m)

Coving to ceiling. Loft access. Built in over stairs storage cupboard. Doors to bedrooms.

Bedroom 1 11'11" x 14'5" (3.64m x 4.41m)

PVC double glazed window to front. Coving to ceiling. Radiator. Wall mounted air conditioning unit.

Bedroom 2 12'0" x 8'7" (3.68m x 2.62m)

PVC double glazed window to rear. Radiator. Wall mounted air conditioning unit.

Bedroom 3 11'10" x 7'5" (3.62m x 2.27m)

PVC double glazed window to rear. Radiator. Wall mounted air conditioning unit.

Outside

To the front of the property there is a gravel driveway providing off road parking for one vehicle. Pathway leading to the entrance door. Side gated access to the rear garden.
The rear garden is enclosed by timber fencing. Laid to lawn with concrete courtyard area. Metal storage shed. Outside light and cold water tap available.

Property Postcode

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

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: B
Annual charge: No

Property construction: Brick built
Electricity supply: Utility Warehouse
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: 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: D65

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.

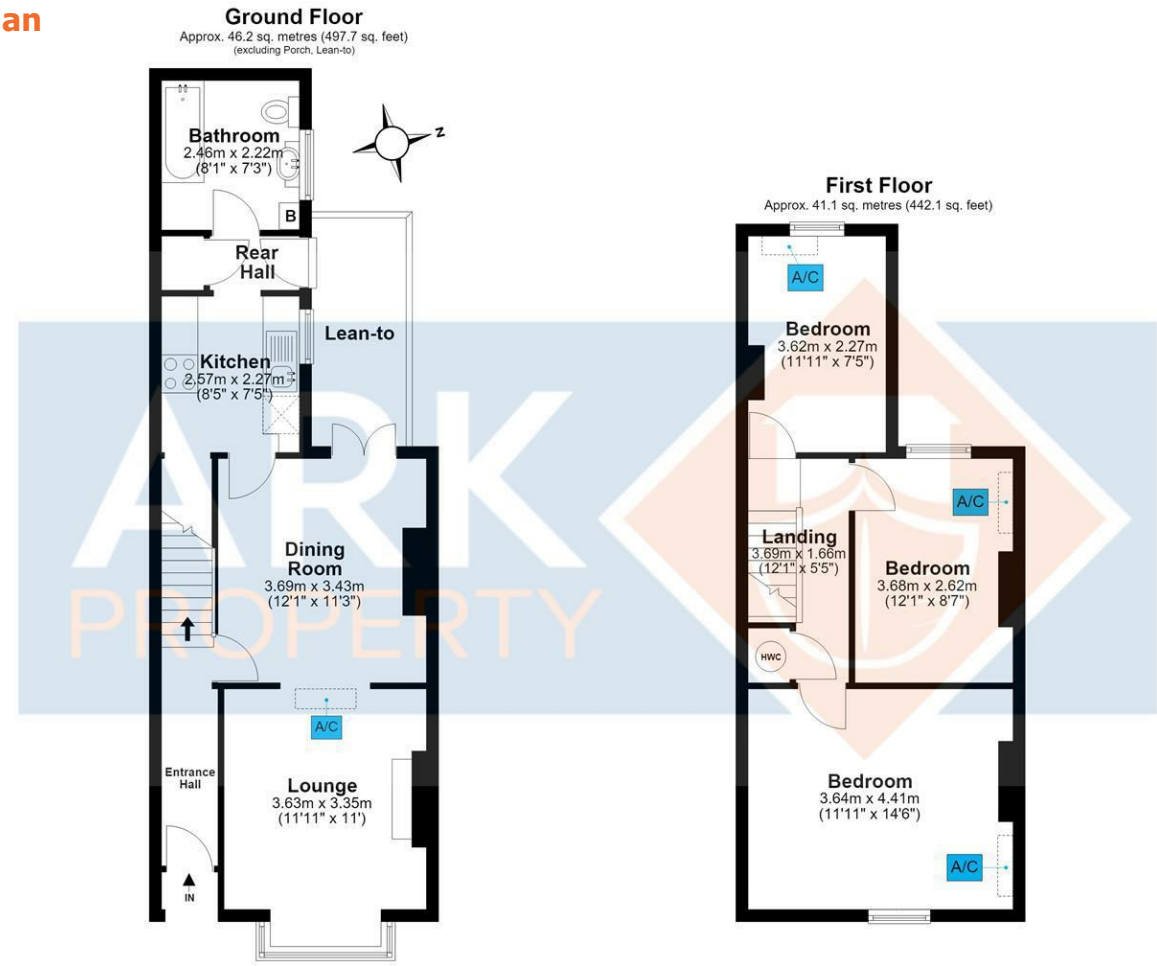
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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

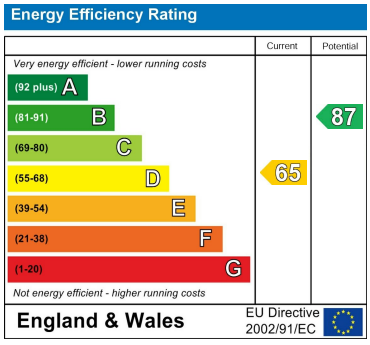


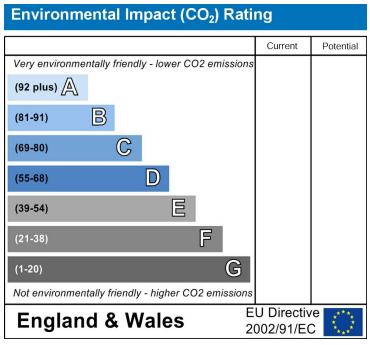
Total area: approx. 87.3 sq. metres (939.7 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map

Energy Efficiency Graph





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