



## 8 Park Road, Spalding, PE11 1NH

**£160,000**

- Situated on Park Road in the popular market town of Spalding
- Lounge, separate dining room and fitted kitchen
- Two double bedroom semi-detached home
- Generous first floor bathroom
- Off-road parking to the front
- Good size rear garden with timber shed, store and outside WC

Situated on the ever-popular Park Road in Spalding, this well-presented two bedroom semi-detached home offers an excellent opportunity for first-time buyers, small families or investors alike.

Ideally positioned within easy reach of Spalding's wide range of amenities, schools and transport links, the property provides well-proportioned accommodation throughout. The ground floor comprises a welcoming lounge, separate dining room and fitted kitchen, offering a practical and versatile layout. To the first floor are two generous double bedrooms and a spacious family bathroom.

Externally, the property benefits from off-road parking to the front, while the good-sized rear garden provides an ideal space for outdoor entertaining and family enjoyment. The garden is further enhanced by a timber shed, additional store and a useful WC.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

#### **Entrance Hall**

Door to side. Stairs to first floor landing. Doors to lounge and dining room.

#### **Lounge 12'7" (into bay) x 12'0" (3.84m (into bay) x 3.66m)**



PVC double glazed window to front. Radiator. Carpeted.

#### **Dining Room 11'10" x 12'0" (3.63m x 3.66m)**



PVC double glazed window to rear and side. Cupboard under the stairs. Radiator. Carpeted.

#### **Kitchen 11'0" x 7'1" (3.37m x 2.18m)**



PVC double glazed window and door to side. Matching range of base and eye level units with work surface over. Sink unit with drainer and mixer tap over. Tiled splash backs. Four ring gas hob with extractor over and built in and grill over under. Space and plumbing for washing machine. Space for fridge/freezer. Radiator. LVT flooring.

### First Floor Landing



Airing cupboard housing gas central heating boiler. Carpeted. Doors to bedrooms and bathroom.

### Bedroom 1 10'11" x 12'0" (3.34m x 3.66m)



PVC double glazed window to front. Radiator. Built in storage cupboard. Carpeted.

### Bedroom 2 12'0" x 8'8" (3.66m x 2.65m)



PVC double glazed window to rear. Radiator. Carpeted.

### Bathroom 10'11" x 7'3" (3.35m x 2.23m)



PVC double glazed windows to side. Panelled bath. Shower cubicle with shower and glass sliding door. Toilet. Wash hand basin. Partially tiled walls. Radiator. Carpeted.

### Outside



The front of the property has a gravelled driveway giving off road parking. Pathway leading to the rear garden.

The rear garden is enclosed by timber fencing. Lawn area. Patio area. Established trees and shrubs. Outside brick store and toilet.

**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: EDF

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: C69

**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.

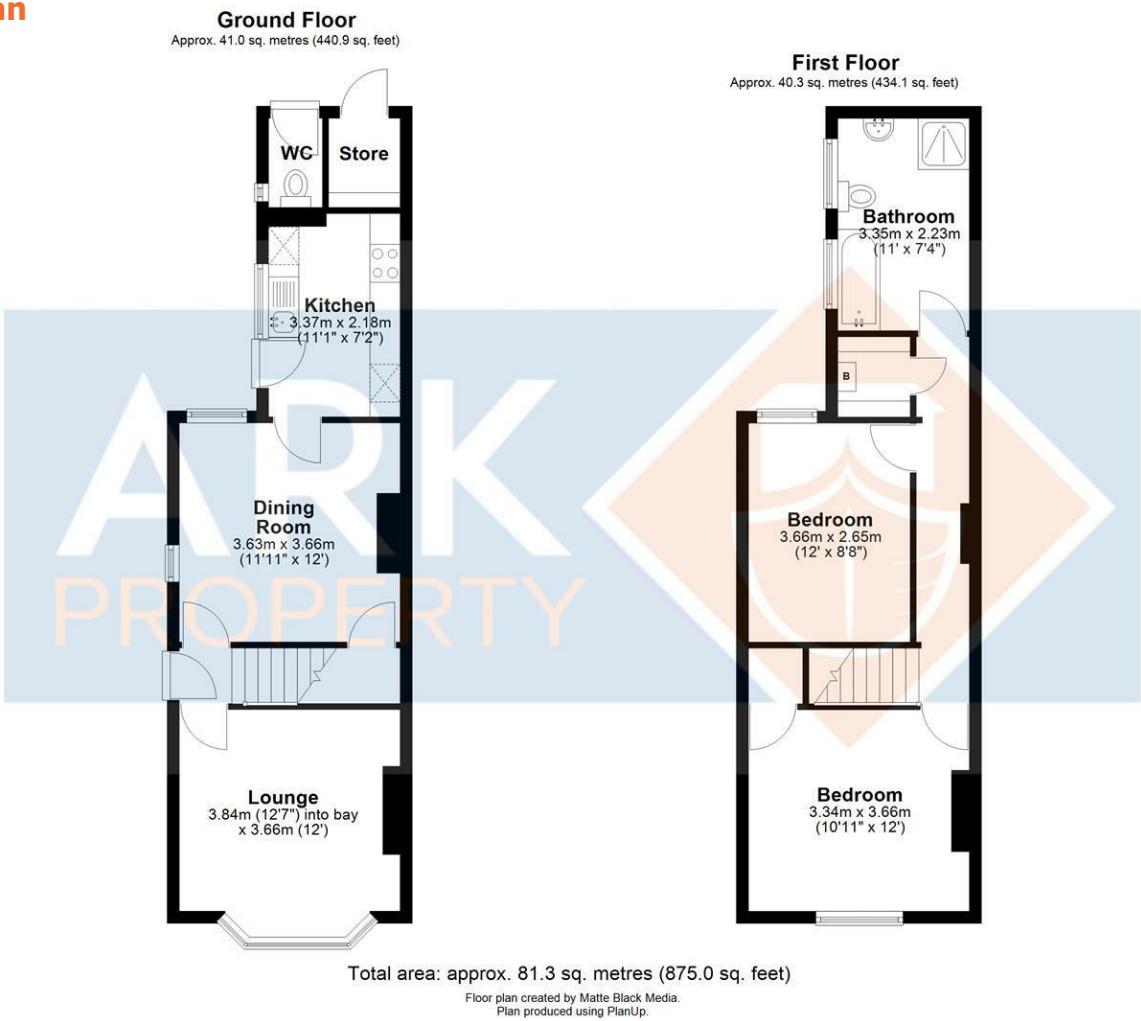
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because

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



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Energy Efficiency Graph

