ARK PROPERTY









7 Toridge Road, Spalding, PE11 3QZ

£170,000

- Cul de sac location
- Modern two bedroom semi detached
- Off road parking to front
- En-suite to main bathroom
- Perfect for first time buyers and investors
- Neutral decor throughout
- No forward chain
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
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Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Situated on the sought after Kier Estate in Spalding, this well presented two-bedroom semi-detached home sits at the end of a quiet cul-de-sac. Ideal for first time buyers or investors, the property offers off-road parking and a low-maintenance rear garden. Inside, a functional kitchen includes integrated appliances dishwasher, washing machine, and fridge-freezer, alongside a neutral kitchen lounge diner. Upstairs are two double bedrooms, with the main bedroom benefiting from an en-suite. Offered with no forward chain, contact the office to arrange a viewing

Entrance Hall



Composite door to front. Laminate flooring. Radiator.

Cloakroom



Window to front. Pedestal wash hand basin. Tiled splashback. Toilet. Radiator. Tiled flooring.

Lounge 12'7" x 14'11" (3.85m x 4.56m)





Patio doors with side panels to rear. Two radiators. Understairs storage cupboard. Laminate flooring.

Kitchen 9'6" x 7'7" (2.90m x 2.32m)



Window to front. Matching range of base and eye level units with work surfaces over. Stainless steel sink with drainer and chrome mixer tap. Eye level Zanussi oven with four ring gas hob and stainless steel extractor over. Integrated fridge and freezer. Integrated dishwasher. Integrated washing machine. Laminate flooring.

First Floor Landing



Window to side. Loft access. Laminate flooring. Storage cupboard.

Bedroom 1 10'0" x 10'11" (3.07m x 3.33m)



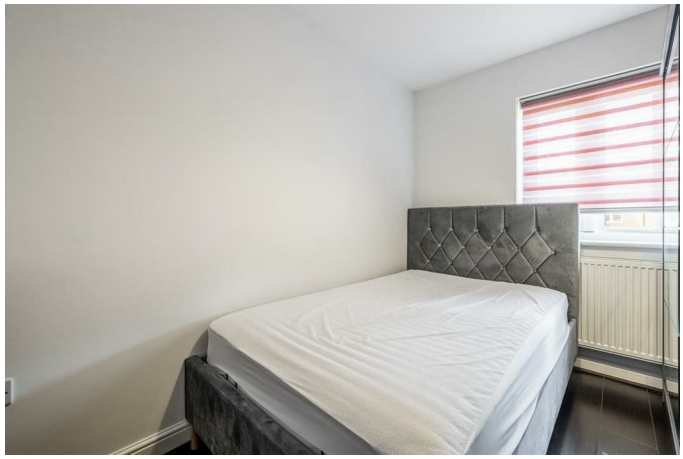
Window to front. Radiator. Laminate flooring. Built in double wardrobe with hanging rails and shelving.

En-suite



Window to front. Wall mounted wash hand basin. Toilet. Double shower with glass sliding door. Chrome heated towel rail. Shaver point. Tiled flooring. Part tiled walls. Extractor fan.

Bedroom 2 10'2" x 7'6" (3.10m x 2.31m)



Window to rear. Laminate flooring. Radiator.

Bathroom 6'2" x 7'1" (1.88m x 2.16m)



Window to rear. Wall mounted wash hand basin. Toilet. Bath with hand held shower attachment. Chrome heated towel rail. Shaver point. Extractor fan. Part tiled walls. Tiled flooring.

Outside



To the front of the property is allocated parking. Pathway leading to entrance door.
The rear garden is enclosed by timber fencing. Laid to lawn with gravelled border. Under cover patio area.

Property Postcode

For location purposes the postcode of this property is: PE11 3QZ

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: £76.17 (half yearly) Residential Management group Ltd (RMG)
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: 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: C79

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.

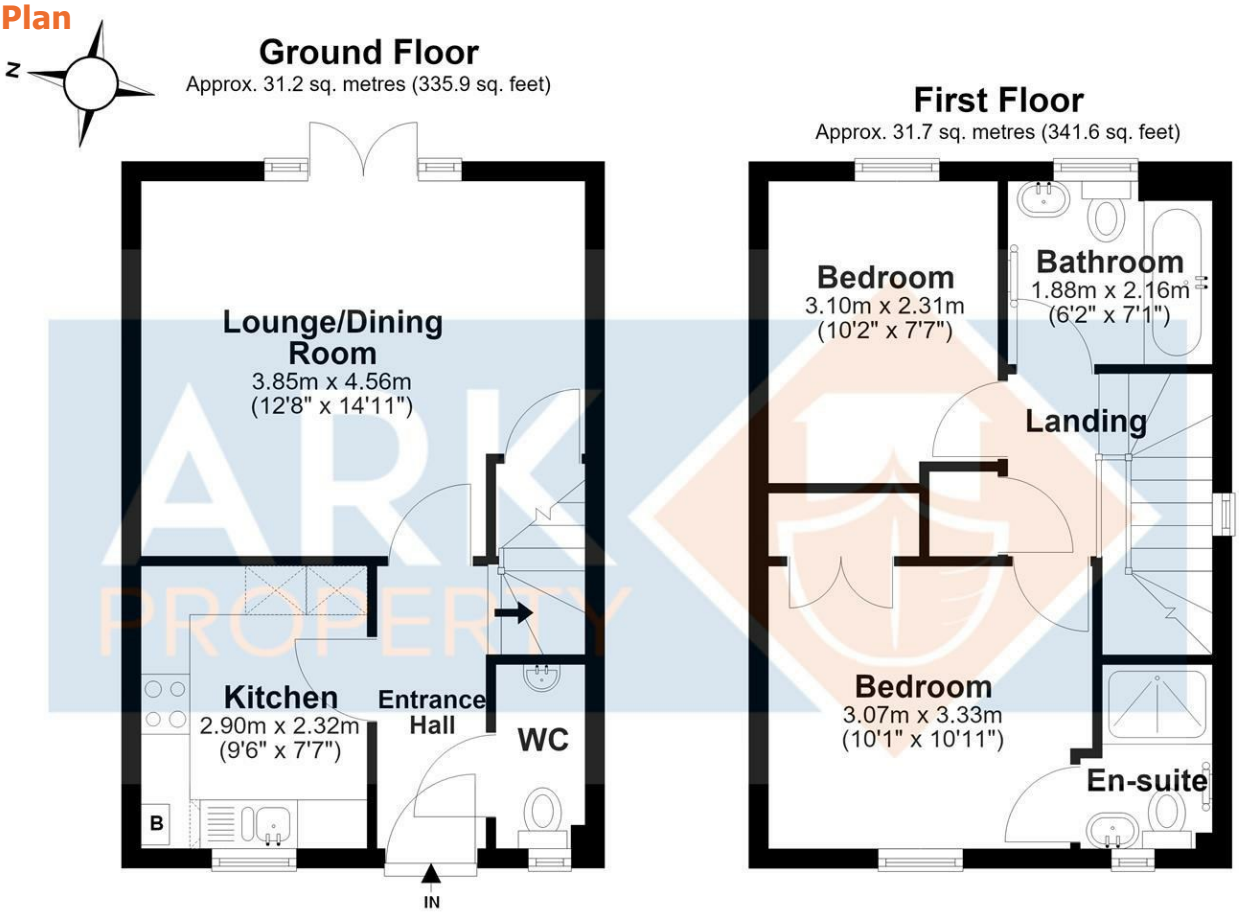
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

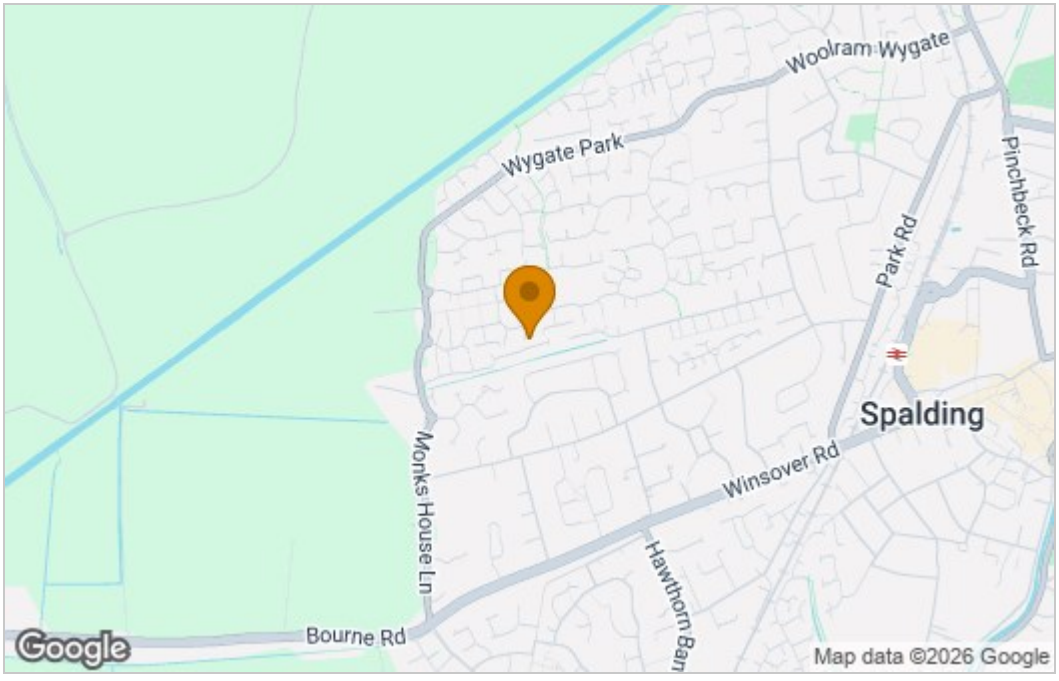
Floor Plan



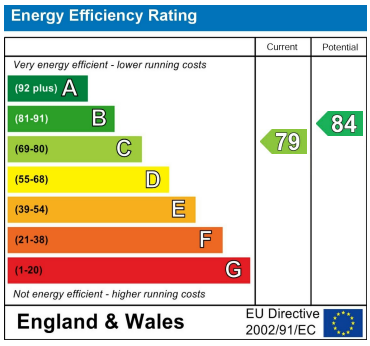
Total area: approx. 62.9 sq. metres (677.6 sq. feet)

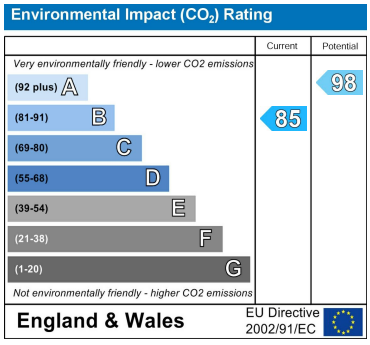
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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