



44 Havelock Street, Spalding, PE11 2YL

£185,000

- Driveway and off road parking
- Neutral decor
- Well presented throughout
- Three reception areas
- Within walking distance of local amenities
- Open fireplace with log burner
- Great size rear garden
- No forward chain
- Perfect first time purchase
- Must view to really appreciate the size

?Located within a short walk of the town centre, Havelock Street is a charming character property featuring a beautiful bay window and an open fireplace with a log burner. This generously sized home is the perfect opportunity for first-time buyers looking to step onto the property ladder. Ideally situated for convenient access to the town, this three-bedroom semi-detached property offers ample off-street parking, a spacious rear garden, and three versatile reception areas. Neutrally decorated and well presented throughout, the property is offered for sale with no onward chain

Entrance Hall

UPVC door to front. Radiator. Stairs to first floor landing

Lounge 10'11" x 11'11" (3.33m x 3.65m)



Bay window to front. Fire surround with hearth. Radiator. Carpeted.

Dining Room 11'10" x 12'4" (3.63m x 3.77m)



Stained glass window to side. Radiator. Carpeted.

Breakfast Room 11'8" x 7'9" (3.58m x 2.38m)



Velux roof lights. French doors and window to side. Radiator. Wood effect flooring.

Kitchen 14'11" x 6'11" (4.55m x 2.12m)



Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Electric hob. Built in oven and grill. Space for fridge/freezer. Space and plumbing for washing machine. Radiator. Partially tiled walls. Wood effect flooring.

Bathroom 6'10" x 7'10" (2.10m x 2.39m)



UPVC window to side. Bath with shower over and glass screen. Toilet. Wash hand basin. Partially tiled walls. Wall mounted heated towel rail.

Store Room 3'4" x 7'7" (1.04m x 2.33m)

Boiler.

First Floor Landing 11'11" x 5'10" (3.64m x 1.78m)



Doors to bedrooms.

Bedroom 1 10'10" x 15'11" (3.32m x 4.87m)



UPVC window to front. Radiator. Carpeted.

Bedroom 2 11'11" x 9'7" (3.65m x 2.94m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 3 9'3" x 6'10" (2.84m x 2.09m)

UPVC window to side. Radiator. Carpeted. Built in storage cupboard.

Outside



The front of the property has steps leading to the front door.

The rear of the property is enclosed by timber fencing. Lawn area. Gravel area. Patio seating area.

Property Postcode

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

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: B
Annual charge: No
Property construction: Brick built
Electricity supply: Mains
Solar Panels: No
Other electricity sources: No
Water supply: Mains
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

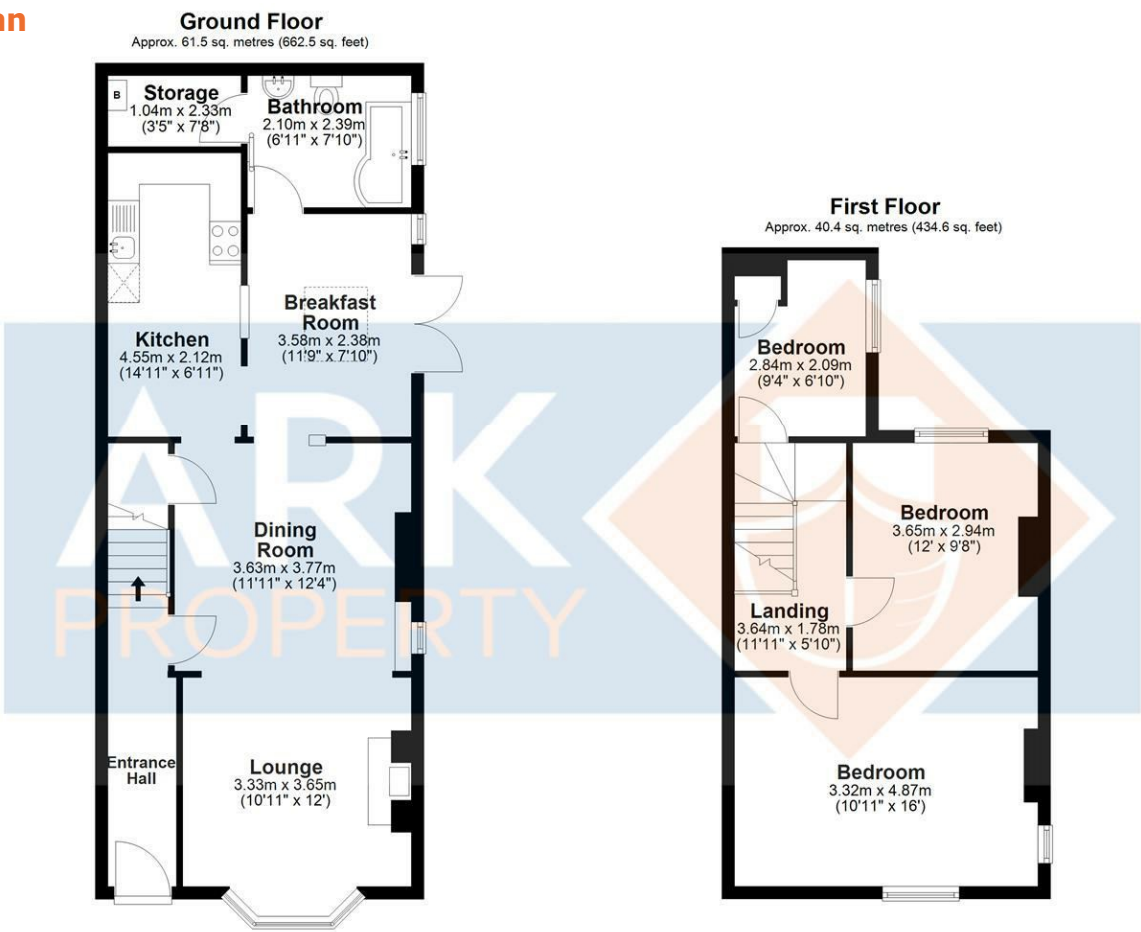
We can also offer full Financial and Solicitor services.

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.

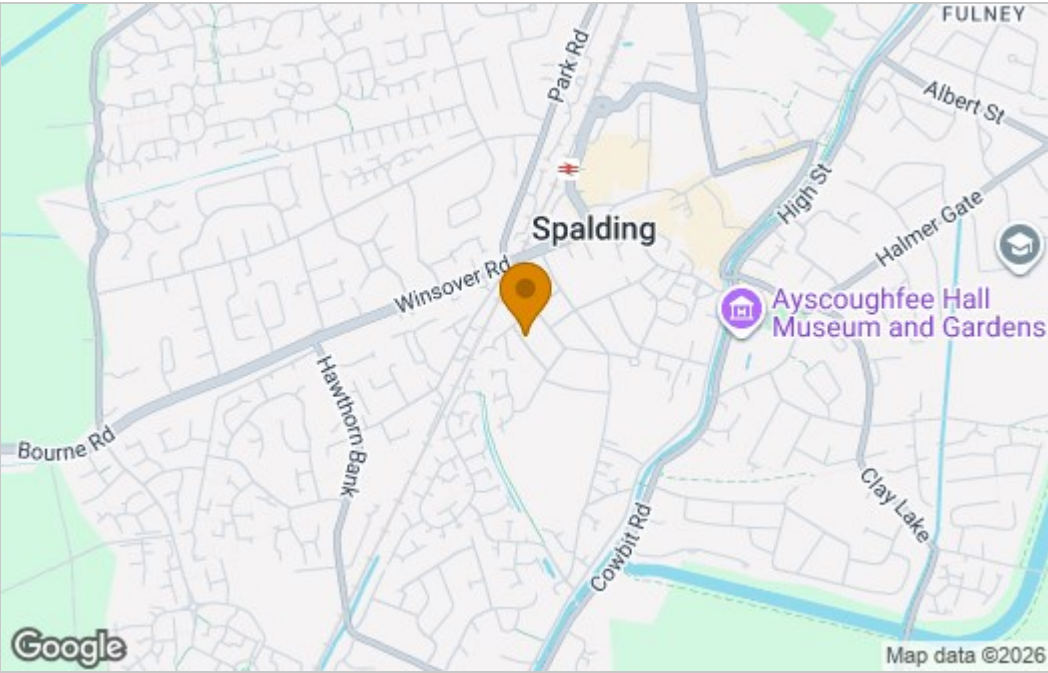
Disclaimer

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.

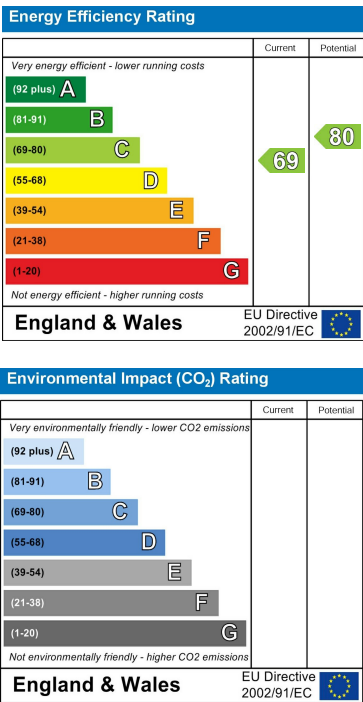
Floor Plan



Area Map



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 firms 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>

