ARK PROPERTY

23 Wesley Road, Whaplode, PE12 6UR

£150,000

- Beautifully presented two-bedroom home
- Offered for sale with no onward chain
- Excellent condition throughout
- Off-road parking for two vehicles
- Landscaped, low-maintenance rear garden
- Ideal for first-time buyers, downsizers or investors
- Cul-de-sac
- Village location
- Viewing essential

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

Offered for sale with no onward chain, this beautifully presented two-bedroom home on Wesley Road in Whaplode is ideal for first-time buyers, downsizers, or investors. Finished to an excellent standard throughout, the property offers well-maintained and comfortable living accommodation. Externally, there is off-road parking for two vehicles and a beautifully landscaped, low-maintenance rear garden, perfect for relaxing or entertaining. Early viewing is highly recommended.

Entrance Porch

Glazed window to side. Door to front. Tiled flooring. Wall mounted electric consumer unit. Meter cupboard. Glazed door opening to lounge.

Lounge 16'9" x 11'10" (5.12m x 3.62m)

PVC double glazed window to front. Coving to ceiling. Laminate flooring. Radiator. Stairs to first floor landing.

Kitchen 8'7" x 11'10" (2.62m x 3.62m)

PVC double glazed window and door to rear. Coving to ceiling. Wall mounted mains gas central heating boiler. Laminate flooring. Radiator. Matching base and eye level units with work surface over and tiled splash backs. Four ring gas hob with extractor hood. Electric oven and grill under. Space for fridge/freezer. Space and plumbing for washing machine.

First Floor Landing

Coving to ceiling. Loft access. Doors to bedrooms and bathroom.

Bedroom 1 9'9" x 12'1" (2.99m x 3.70m)

PVC double glazed window to front. Coving to ceiling. Radiator. Built in over stairs airing cupboard with hot water cylinder and slatted shelving.

Bedroom 2 8'8" x 11'11" (2.66m x 3.65m)

PVC double glazed window to rear. Coving to ceiling. Radiator.

Bathroom 6'10" x 5'8" (2.09m x 1.74m)

Coving to ceiling. Laminate flooring. Extractor fan. Shaver point. Radiator. Fitted panelled bath with chrome mixer tap and shower attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome taps over.

Outside

The front of the property has a pathway leading to the front door. Allocated off road parking for one vehicle and additional slate chipped parking to the front. Visitor parking is also available.
The rear garden is enclosed by timber fencing. Hard landscaped with minimal maintenance. Timber storage shed. Outside power, light and water available.

Property Postcode

For location purposes the postcode of this property is: PE12 6UR

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
Property construction: Brick

Electricity supply: Mains - EDF
Solar Panels: None
Other electricity sources: None
Water supply: Mains - Anglian Water
Sewerage: Mains
Heating: Mains 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 off road parking for one vehicle, one driveway space. Visitor parking available.
Building safety issues: None
Restrictions: No poultry or similar
Public right of way: None
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: None
Coalfield or mining area: No
Energy Performance rating: 73C

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.

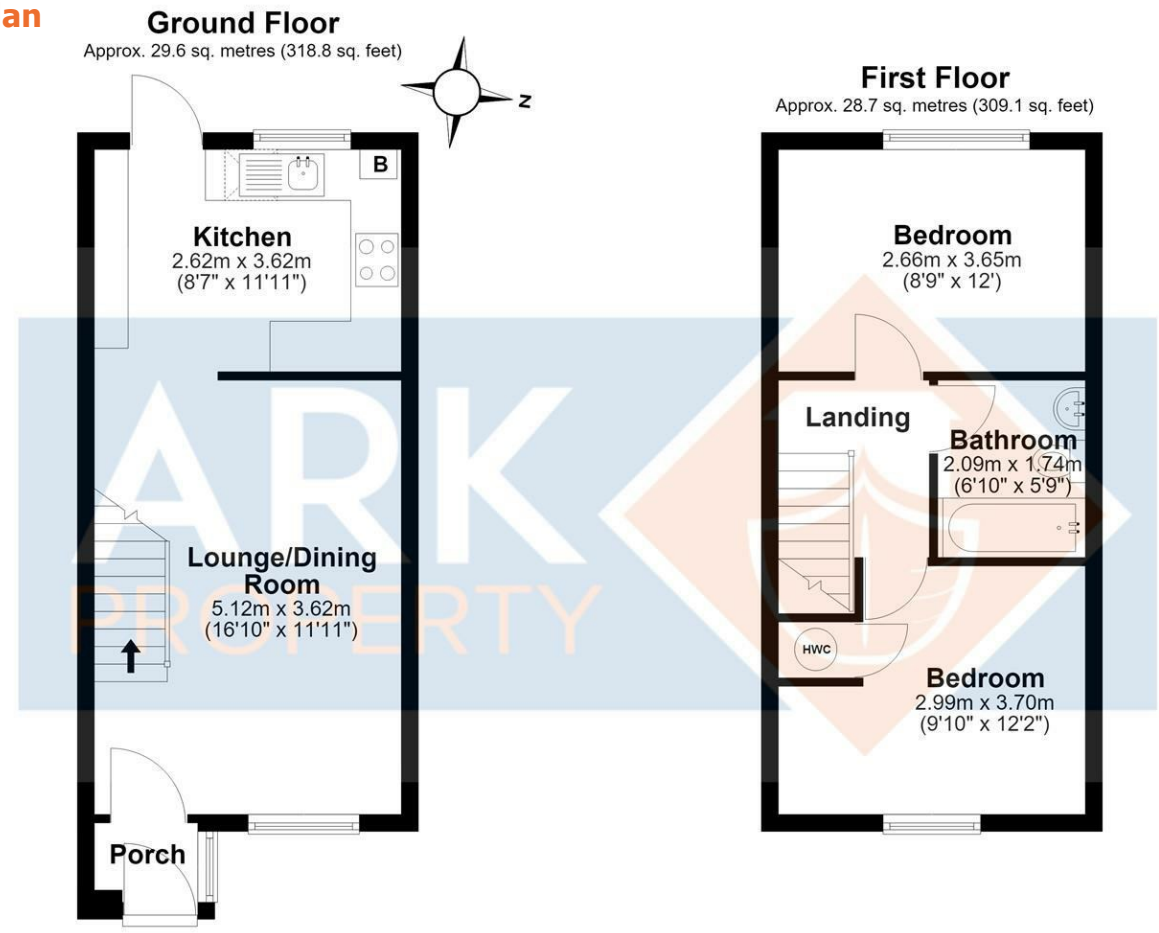
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

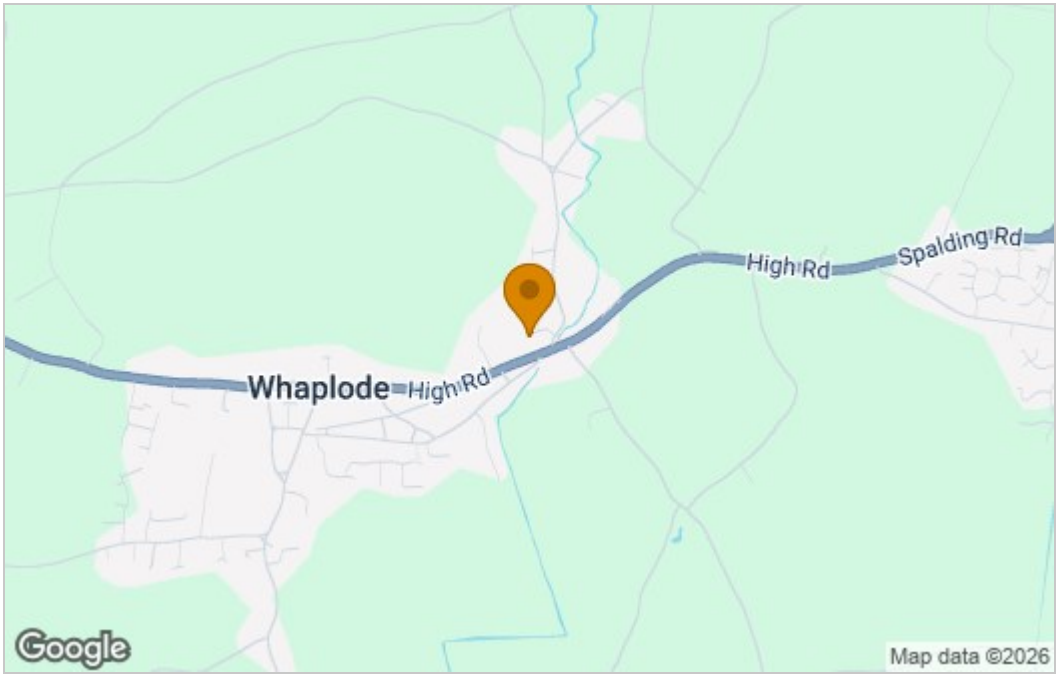
Floor Plan



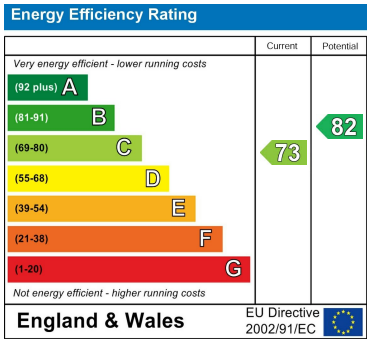
Total area: approx. 58.3 sq. metres (627.8 sq. feet)

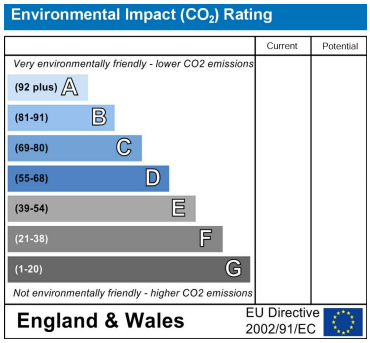
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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