ARK PROPERTY









5 Riverview Terrace, Spalding, PE11 1UW

£170,000

- Off Road Parking
- Walking distance to the town centre
- Modern design
- Three good size bedrooms
- Low maintenance rear garden
- Nice flowing layout
- No chain
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Modern Three-Bedroom Townhouse with Off-Road Parking

A well-presented three-bedroom townhouse, ideally located close to local schools, shops, and everyday amenities.

The accommodation briefly comprises a modern fitted kitchen, downstairs cloakroom, spacious lounge, three good-sized bedrooms, and a contemporary family bathroom. Externally, the property benefits from an enclosed rear garden and off-road parking.

Additional features include gas central heating, double glazing, and excellent transport links into the town centre and Springfields Outlet Shopping & Leisure.

Entrance
UPVC double glazed door opening to :

Kitchen
UPVC double glazed window to front. Range of fitted wall and base units, sink and drainer. Space for oven and wall mounted central heating boiler unit. Stairs to first floor.

Cloakroom
WC. Wash hand basin.

Lounge
UPVC double glazed double opening doors to rear.

Landing
Stairs to second floor.

Bedroom One
UPVC double glazed window to rear.

Bedroom Two
UPVC double glazed windows to front.

Bedroom Three
UPVC velux window.

Bathroom



Mains shower and bath. Wash hand basin. WC.

Exterior



Rear Garden.

Property Postcode
For location purposes the postcode of this property is: PE11 1UW

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: No
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 are available
Mobile coverage: As stated by Ofcom, EE is good outdoor and in home, O2, Three & Vodafone are good outdoor

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.

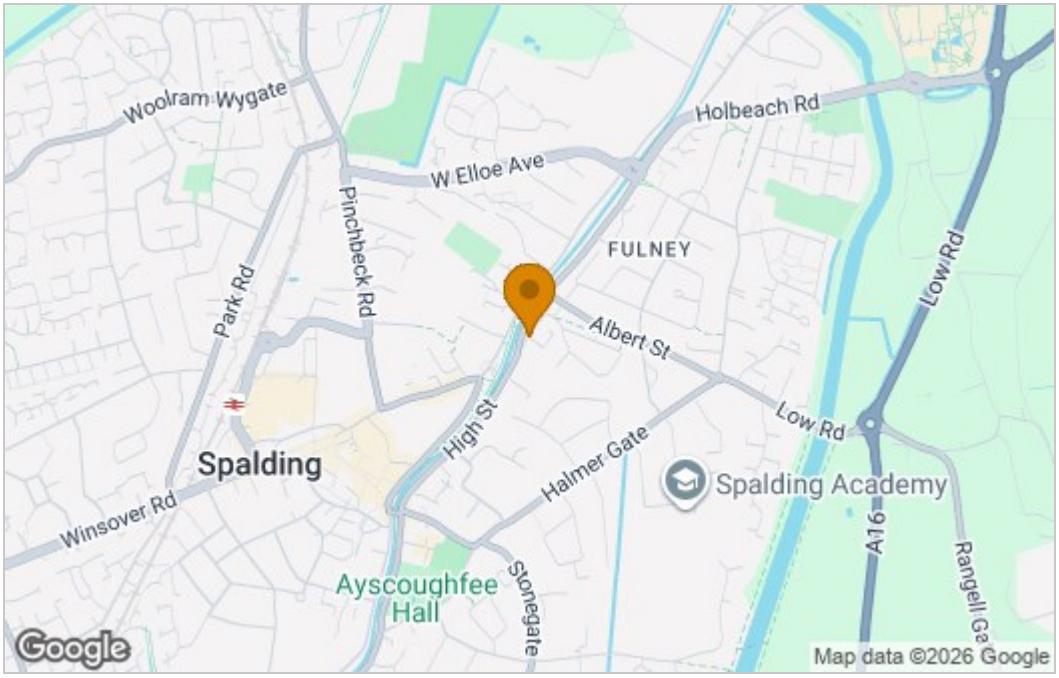
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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

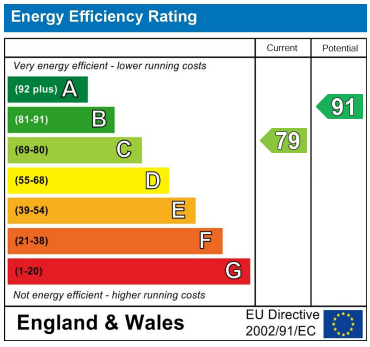
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.

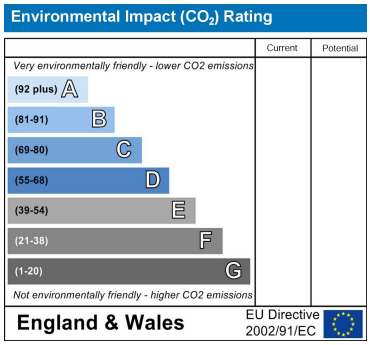
Floor Plan

Area Map



Energy Efficiency Graph





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