



1 Braydon Close, Spalding, PE11 3ZL

£170,000

- Sold with no chain
- Two bathrooms
- Two parking spaces
- Well presented throughout
- Popular estate location
- Positioned nicely on a cul de sac
- Perfect for first time buyer and investors
- Must view !!!

Looking for a gem to call home? This lovely two-bedroom end terraced property on the sought-after Kier development is ready to move into! Perfectly priced, this well cared for home is ideal for first-time buyers looking to step onto the property ladder.

Don't miss out—book your viewing today!

Entrance Hallway



Composite entrance door to front with glazed panels. Carpeted. Stairs to first floor landing. Radiator.

Cloakroom 6'3" x 2'11" (1.92 x 0.89)



UPVC window to front aspect. Toilet. Wash hand basin. Radiator. Vinyl flooring.

Kitchen 9'6" x 7'6" (2.91 x 2.31)



UPVC window to front aspect. Base and wall units with work surface over. Fitted oven with hob above, glass splashback and extractor over. Stainless steel sink with drainer and mixer tap over. Spotlighting. Vinyl flooring.

Lounge 12'6" x 14'11" (3.83 x 4.55)



French doors opening to rear garden with glazed side panels. Carpeted. Radiator.

First Floor Landing

Carpeted. Cupboard.

Bedroom 1 10'1" x 10'8" (3.08 x 3.27)



UPVC window to front elevation. Carpeted. Radiator. Cupboard space.

En-suite 6'3" x 4'5" (1.92 x 1.37)



UPVC window to front elevation. Vinyl flooring. Radiator. Shaving point. Wash hand basin. Toilet. Shower cubicle. Part tiled walls.

Bedroom 2 10'2" x 7'10" (3.12 x 2.41)



UPVC window to rear elevation. Carpeted. Radiator.

Bathroom 6'1" x 6'9" (1.86 x 2.07)



UPVC window to rear elevation. Vinyl flooring. Part tiled walls. Toilet. Wash hand basin. Bath with hand held shower attachment over.

Outside



Rear: Fully enclosed low maintenance rear garden. Patio area ideal for seating and entertaining and lawn.

Property Postcode

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

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: A

Annual charge: RMG - £240 annually

Property construction: Standard

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains Drainage

Heating: Gas Central Heating

Heating features: None

Broadband: As stated by Ofcom, Standard and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited 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: 2 allocated parking spaces

Building safety issues: None

Restrictions: No

Public right of way: Side path owned by 1 Braydon Close - Allow access to rear gate for No.2.

Flood risk: No

Coastal erosion risk: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B81

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.

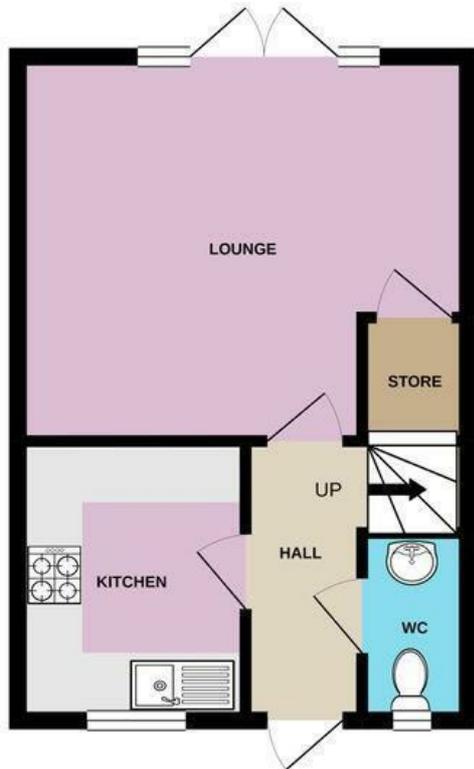
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

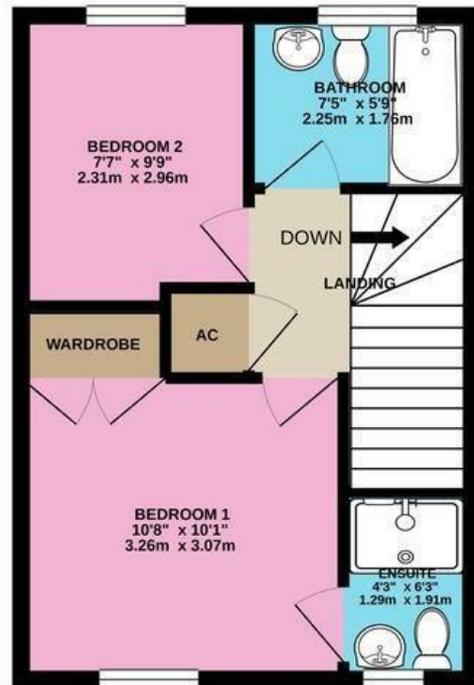
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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

GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.



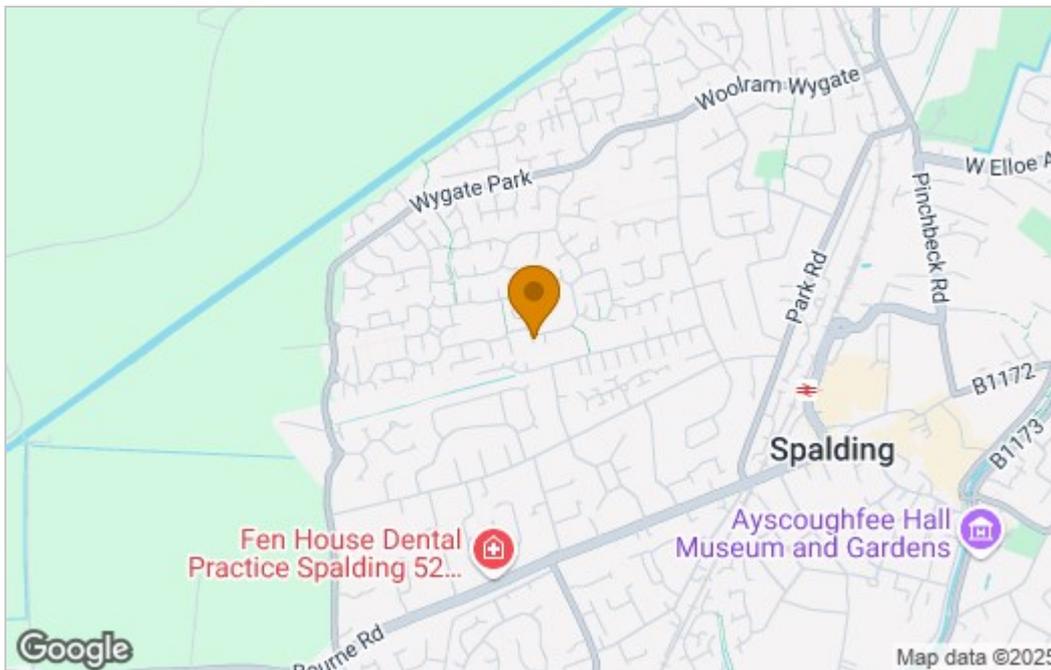
1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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