



1 Shire Avenue, Spalding, PE11 3FN

Offers In Excess Of £190,000

- NO FORWARD CHAIN
- Popular estate location
- Within walking distance of local amenities
- Neutral decor
- Low maintenance rear garden
- Garage with off road parking
- Semi-detached bungalow
- Viewing highly advised

Tucked away in the sought-after area of Woolram Wygate, this charming bungalow is full of potential and perfectly located within walking distance of local amenities.

Offered with no forward chain, this is a fantastic opportunity for someone looking to downsize, invest, or put their own stamp on a property.

The bungalow features a generously sized, low-maintenance rear garden – a great space to relax, entertain, or further enhance to suit your lifestyle.

A true little gem with endless potential – don't miss your chance to view. Book your appointment today!

Entrance Hall

UPVC door to front. Carpeted. Radiator. Loft access. Airing cupboard.

Lounge 11'10" x 14'11" (3.62m x 4.55m)



UPVC French doors leading to conservatory. Radiator. Gas fire. Carpeted.

Conservatory 8'9" x 8'1" (2.68m x 2.47m)



Fully glazed with glass doors to rear. Vinyl flooring.

Kitchen 11'10" x 9'1" (3.61m x 2.78m)



UPVC window and door to rear. Matching wall and base units with work surfaces over. Stainless steel sink with drainer and mixer tap over. Extractor fan. Space for fridge/freezer. Space for oven. Space and plumbing for washing machine. Tiled splash backs.

Bedroom 1 11'7" x 10'10" (3.54m x 3.32m)



UPVC window to front. Radiator. Carpeted. Built in wardrobes.

Bedroom 2 7'10" x 9'2" (2.41m x 2.81m)



UPVC window to front. Radiator. Carpeted.

Bathroom 4'10" x 10'10" (1.49m x 3.32m)



UPVC window to side. Vinyl flooring. Bath with shower attachment over. Toilet. Wash hand basin. Heated towel rail. Extractor fan. Partially tiled walls.

Outside



Front: Pathway leading to front door. Gravel area for parking. Gated access to rear garden.
Rear: South facing rear garden enclosed by timber fencing. Patio area. Gravel path leading to a gravel area with established trees, bushes and flower beds

Garage

Up and over vehicular door. UPVC window to rear. Pedestrian door to side. Power and light connected.

Property Postcode

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

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: Ovo Energy

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 but None over 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 and Single Garage

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: D56

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

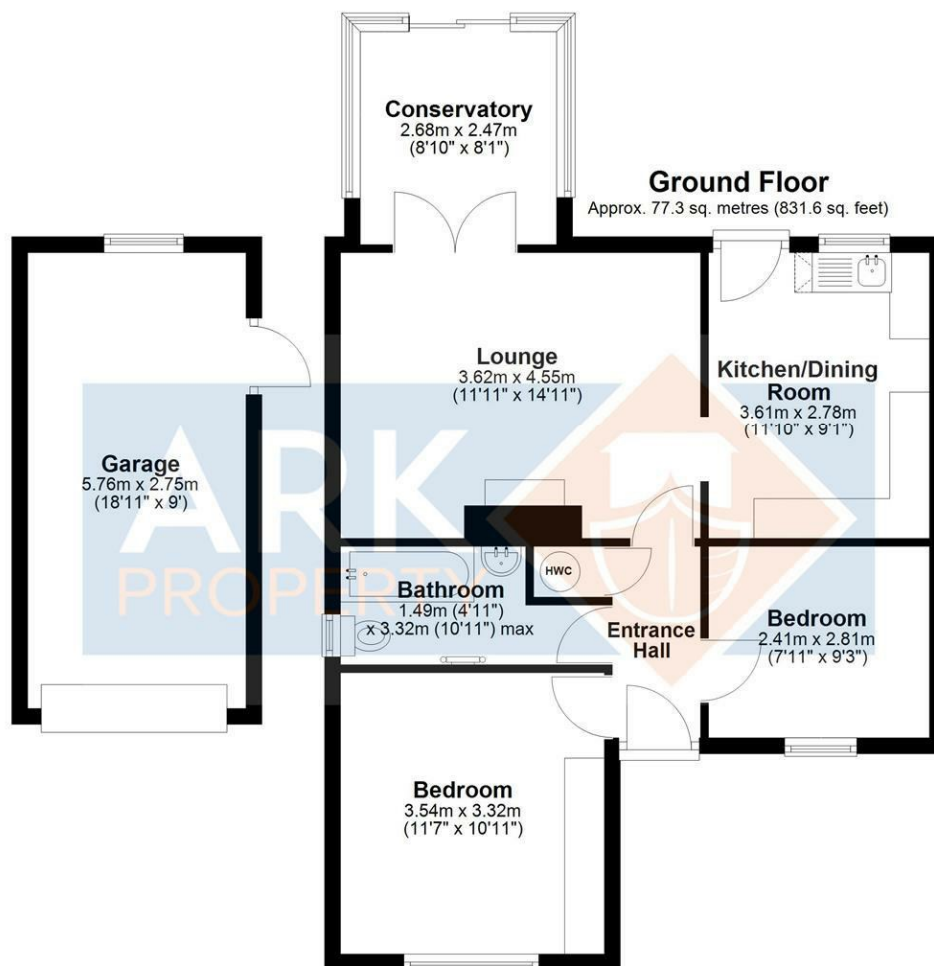
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

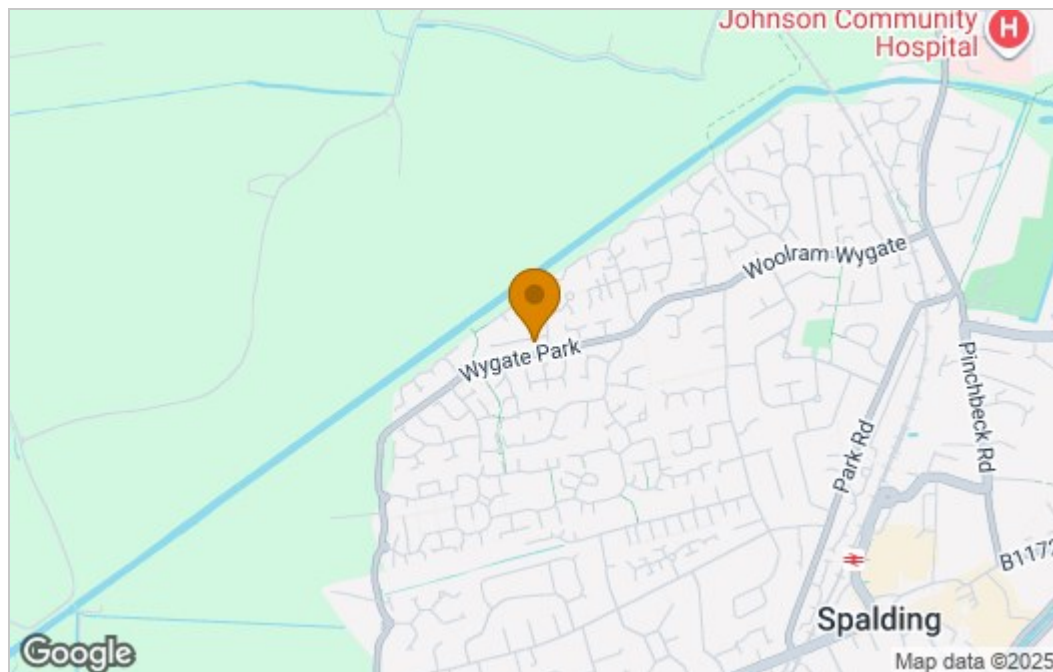
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Floor Plan



Total area: approx. 77.3 sq. metres (831.6 sq. feet)

Area Map



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Energy Efficiency Graph

