



## **4 Tavistock Road, Spalding, PE11 2UY**

**Offers In The Region Of £230,000**

- Sold with no forward chain
- Neutral decor throughout
- Shower room
- Low maintenance corner plot
- Driveway leading to garage
- 2/3 bedrooms
- Popular estate location
- Detached bungalow

Situated in a popular area of Spalding, within a predominantly bungalow estate, this well cared for detached property offers versatile 2/3 bedroom accommodation and is now available with no onward chain. Lovingly maintained throughout, the bungalow features a smooth, flowing layout that creates a bright and welcoming atmosphere. Positioned on a desirable corner plot, the home enjoys a low maintenance garden, making it ideal for those seeking an easy care outdoor space without compromising on privacy or kerb appeal. Don't miss the opportunity to secure this chain-free bungalow, arrange your viewing today.

### Entrance Hall



UPVC door to front and window to front. Radiator. Laminate flooring.

### Lounge 17'6" x 11'5" (5.34m x 3.50m)



UPVC window to front. Two radiators. Feature fireplace with surround. Carpeted.

### Dining Room 9'8" x 9'10" (2.97m x 3.01m)



UPVC window to rear. Radiator. Carpeted.

### Kitchen 9'9" x 8'7" (2.98m x 2.64m)



UPVC window to rear and door to sun room. Matching wall and base units with work surface over. Stainless steel sink unit with mixer tap. Tiled splash backs. Integrated induction hob with extractor hood over. Built in eye level oven and grill. Built in washing machine. Built in slimline dishwasher. Vinyl flooring.

### Sun Room 7'1" x 11'4" (2.18m x 3.47m)



Sliding patio door to rear. Space for fridge/freezer. Radiator. Laminate flooring. Built in storage cupboard.

**Bedroom 1 12'11" x 10'5" (3.94m x 3.20m)**



UPVC window to rear. Radiator. Carpeted.

**Bedroom 2 9'10" x 8'7" (3.01m x 2.64m)**



UPVC window to side. Radiator. Carpeted.

**Bathroom 6'0" x 5'6" (1.85m x 1.68m)**



UPVC window to rear. Corner shower cubicle with electric shower over. Toilet. Wash hand basin. Radiator. Vinyl flooring.

**Outside**



To the front of the property there is a block paved driveway providing off road parking, leading to the single garage. Gravel area with established shrubs and bushes. Side gated access leading to the rear garden.

The rear garden is enclosed by timber fencing. Gravel area with patio area and established shrubs and bushes. Timber shed.

**Garage 18'5" x 9'0" (5.62m x 2.75m)**

Up and over door to front. Power and light connected.

**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Probate has been applied for. Please speak to the agents if you have any further questions.

**Verified Material Information**

Tenure: Freehold

Council tax band: B

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

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 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 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: D59

### 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

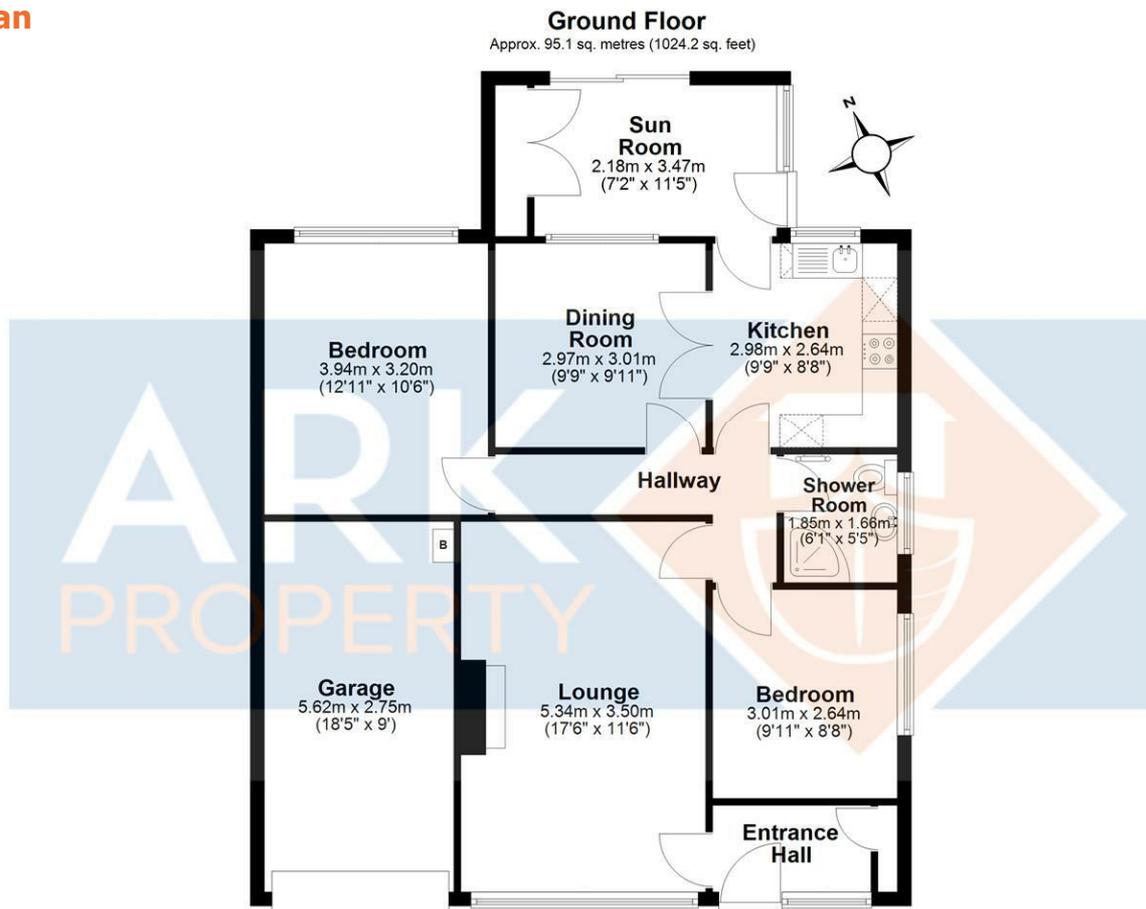
We can also offer full Financial and Solicitor services.

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.

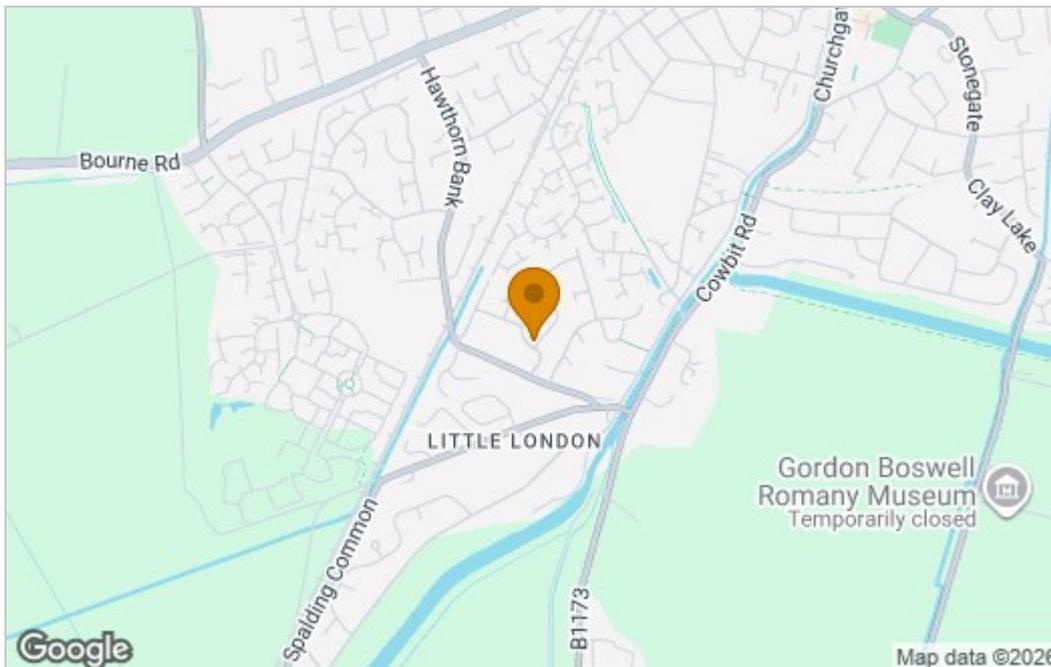
## Floor Plan



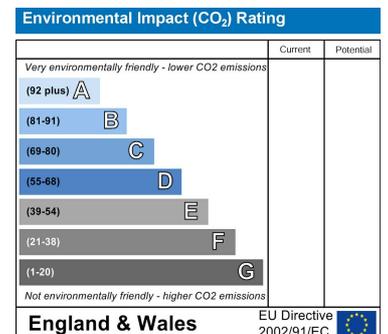
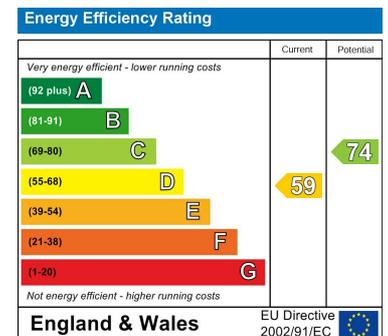
Total area: approx. 95.1 sq. metres (1024.2 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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