



## **76 Bourne Road, Spalding, PE11 1JR**

**£195,000**

Ark Property Centre are delighted to offer for sale this three bedroom semi-detached house on Bourne Road in Spalding. Having been let for a number of years the property now returns to the market either with vacant possession or with a tenant in situ. Briefly comprising lounge, dining room, kitchen and bathroom to the ground floor. Upstairs there are three bedrooms and cloakroom. Outside there is off road parking to the front and a generous enclosed rear garden. Contact Ark for more information.

Please note: The property is currently tenanted and the images being used were taken pre tenancy and may differ from images used.

**Entrance Hall**

**Lounge 12'11" x 11'3" (3.94m x 3.45m)**



**Bedroom 1 11'6" x 11'1" (3.51m x 3.38m)**



**Dining room**



**Bedroom 2 12'0" x 8'7" (3.68m x 2.62m)**



**Kitchen**

**Bathroom**



**Bedroom 3 11'6" x 6'11" (3.53m x 2.11m)**



**Landing**

## Outside



## Additional Information

TENURE: Freehold

EPC RATING: D

COUNCIL TAX BAND: A

### PLEASE NOTE:

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

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## 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.

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## 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.

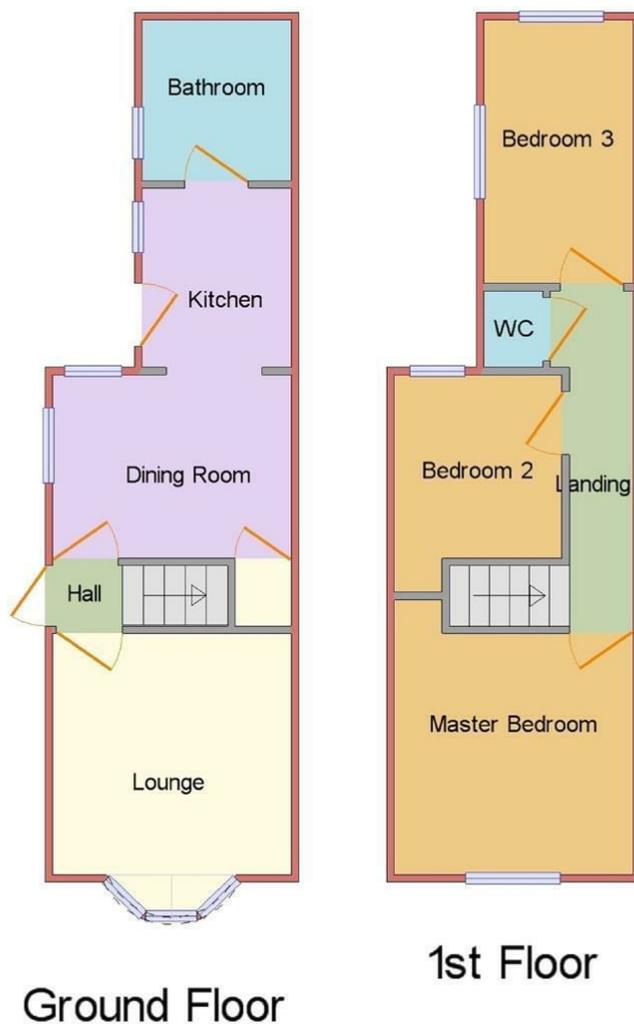
## Property Postcode

For location purposes the postcode of this property is: PE11 1JR.

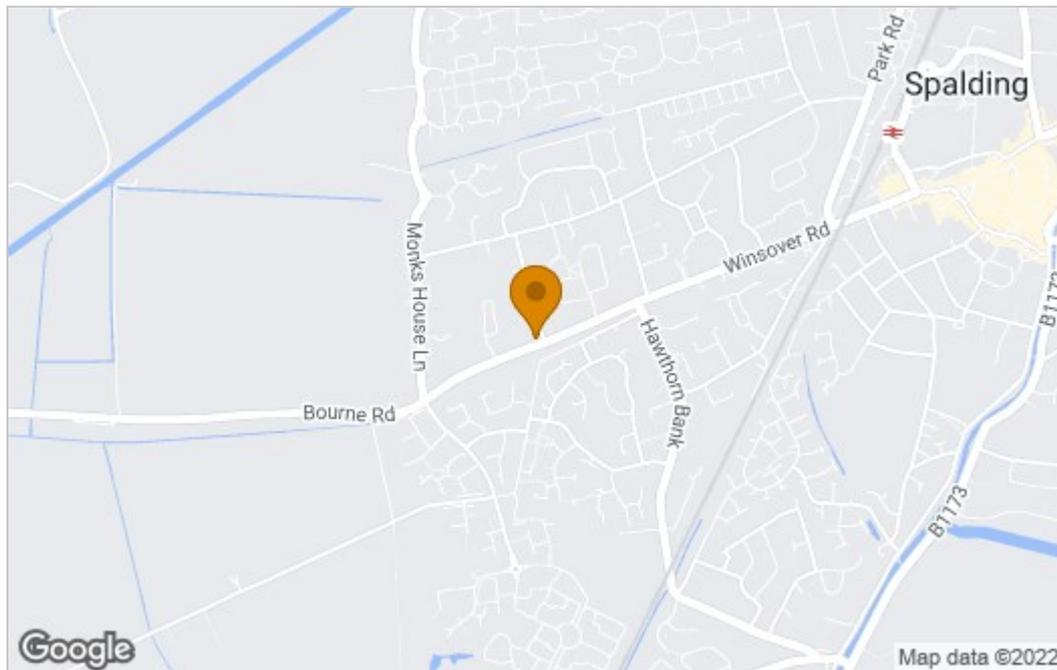
## Viewing Arrangements

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.

### Floor Plan



### Area Map



### Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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