



66 Winsover Road, Spalding, PE11 1HA

£800 Per Month

Conveniently located within walking distance of the town centre and a range of local amenities, this two-bedroom terraced house presents a comfortable and well-laid-out interior, with a welcoming feel and a flowing ground-floor layout that is both practical and inviting. Upstairs, there are two generous double bedrooms. Outside, the low-maintenance rear garden offers an ideal space to relax and enjoy without the upkeep of a larger garden. Deposit £923.07

Lounge 11'3" x 11'7" (3.44m x 3.54m)



Entrance door to front. Window to front. Radiator.

Dining Room 8'2" x 11'7" (2.51m x 3.54m)



Stairs to first floor landing. Radiator.

Kitchen 9'8" x 10'1" (2.95m x 3.09m)



Window to rear. Fitted kitchen comprising of wall and base units with worksurfaces over. Sink unit with drainer and mixer tap. Electric oven with electric hob and cooker hood over. Plumbing for washing machine. Space for fridge/freezer. Radiator.

First Floor Landing 8'0" x 5'2" (2.44m x 1.58m)

Loft access. Doors to bedrooms and bathroom.

Bedroom 1 11'3" x 11'6" (3.44m x 3.51m)



Window to front. Built in wardrobe. Radiator.

Bedroom 2 9'6" x 10'3" (2.90m x 3.14m)



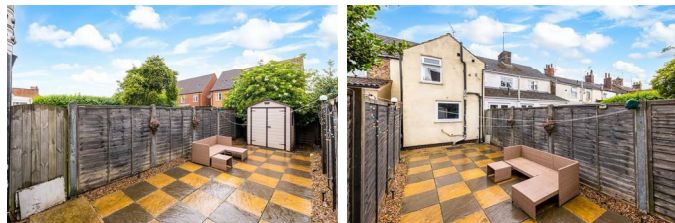
Windows to side and rear. Central heating boiler. Radiator. Wash hand basin.

Bathroom 7'8" x 6'1" (2.34m x 1.86m)



Three piece suite comprising of a bath with mixer taps and shower attachment. Wash hand basin. Toilet. Partly tiled walls. Extractor fan. Radiator.

Outside



Fully enclosed low maintenance garden comprising of a patio seating area with gravel border and garden shed.

Property Postcode

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

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: Octopus

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: On street parking

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: D67

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

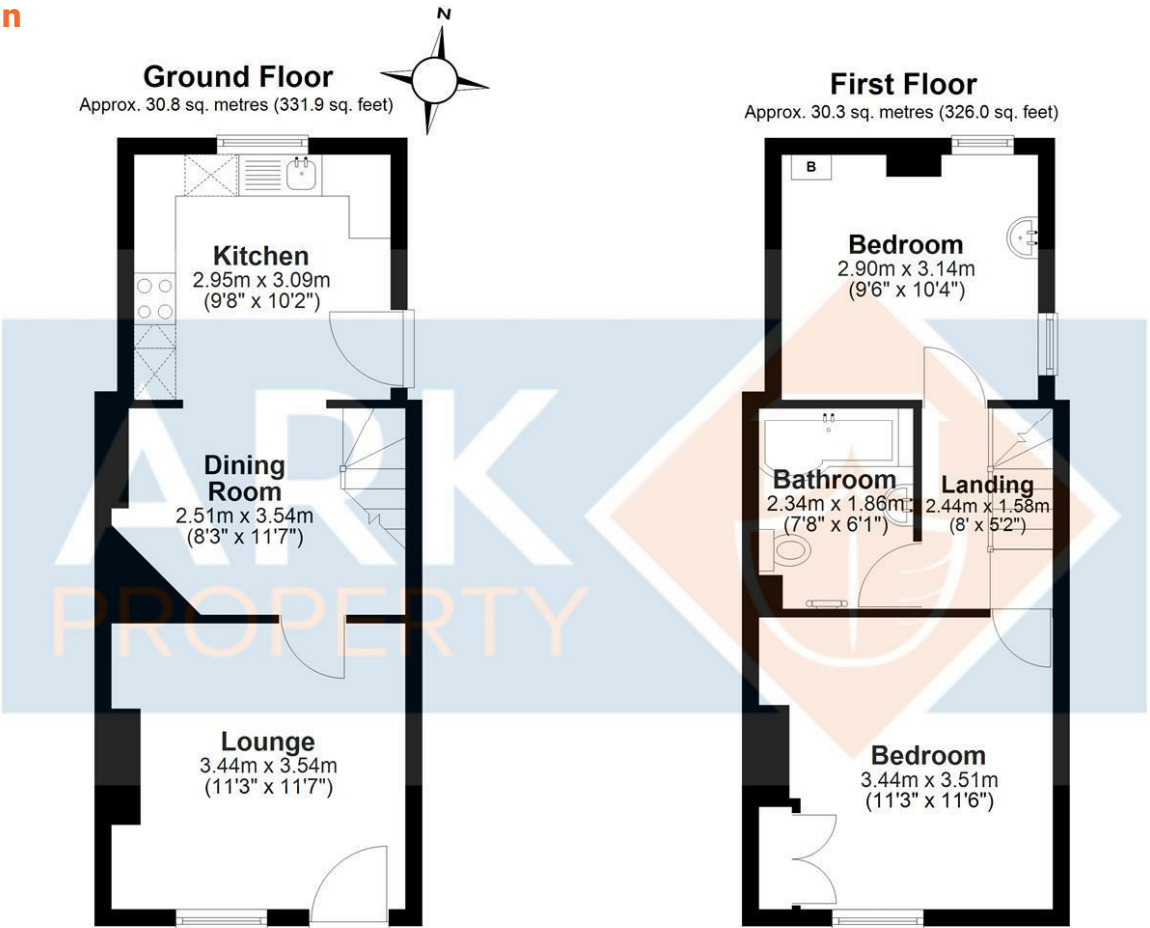
We can also offer full Financial and Solicitor services.

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



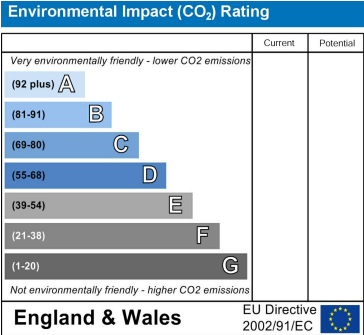
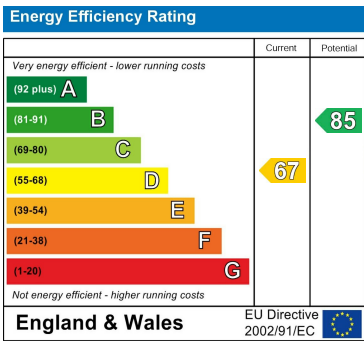
Total area: approx. 61.1 sq. metres (658.0 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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