



17 Chaucers Way, Spalding, PE11 1LH

£200,000

- In need of modernising
- 2/3 Bedrooms
- Large rear garden
- Popular estate location
- Ample off road parking
- Great flow
- Detached chalet bungalow
- Great size bedrooms

If you're seeking a property with untapped potential, look no further! This gem has recently undergone some alterations and is now ready for a light refurb to truly make it shine. Situated in a highly sought-after area of town, this home boasts an inviting layout and generously sized rooms. Imagine the possibilities as you breathe new life into this space, can you see yourself living here? Don't miss out on this fantastic opportunity!

Entrance Hallway



Upvc door with glazed side panels to front aspect. Radiator. Vinyl flooring.

Bathroom 6'2" x 5'5" (1.90 x 1.66)



Upvc window to side aspect. Fully tiled walls and flooring. Bath with shower over. Wash hand basin. Toilet. Radiator. Extractor fan.

Study/Bedroom Three 6'5" x 10'2" (1.97 x 3.11)



Upvc window to side aspect. Understairs storage cupboard. Radiator. Carpeted.

Living Room 24'0" x 11'3" (7.34 x 3.45)



Upvc window to front and rear aspect. Radiator. Two radiators. Carpeted.

Kitchen 10'5" x 11'11" (3.18 x 3.64)



Two Upvc windows to rear aspect. Upvc door to rear aspect. Base and wall units with work surface over. Space for freestanding oven with extractor over. Space and plumbing for washing machine. Part tiled splashback walls. Vinyl flooring. Space for freestanding fridge freezer.

Landing 4'9" x 4'9" (1.46 x 1.46)

Loft access. Eaves storage. Carpeted.

Bedroom One 15'2" x 11'3" (4.64 x 3.45)



Upvc window to front aspect. Carpeted. Radiator.

Bedroom Two 15'2" x 10'3" (4.64 x 3.13)



Upvc window to front elevation. Carpeted. Radiator.

Front Garden

Concrete driveway to side leading to single garage, gravelled area to front creating more off road parking, tree to front and side gate.

Rear Garden



Patio area, large lawn area, hedges and fencing enclosing the rear garden.

Property Postcode

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

Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No charge

Property construction: Brick

Electricity supply: TBC

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, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE, Three, O2 and Vodafone is all Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone is all Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: None

Restrictions: None

Public right of way: No

Flood risk: Rivers and the sea - Medium. Surface Water - Low.

Coastal erosion risk: No

Planning permission: Please refer to SHDC planning

portal for any relevant planning applications in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C

Additional Information

PLEASE NOTE:

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

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.

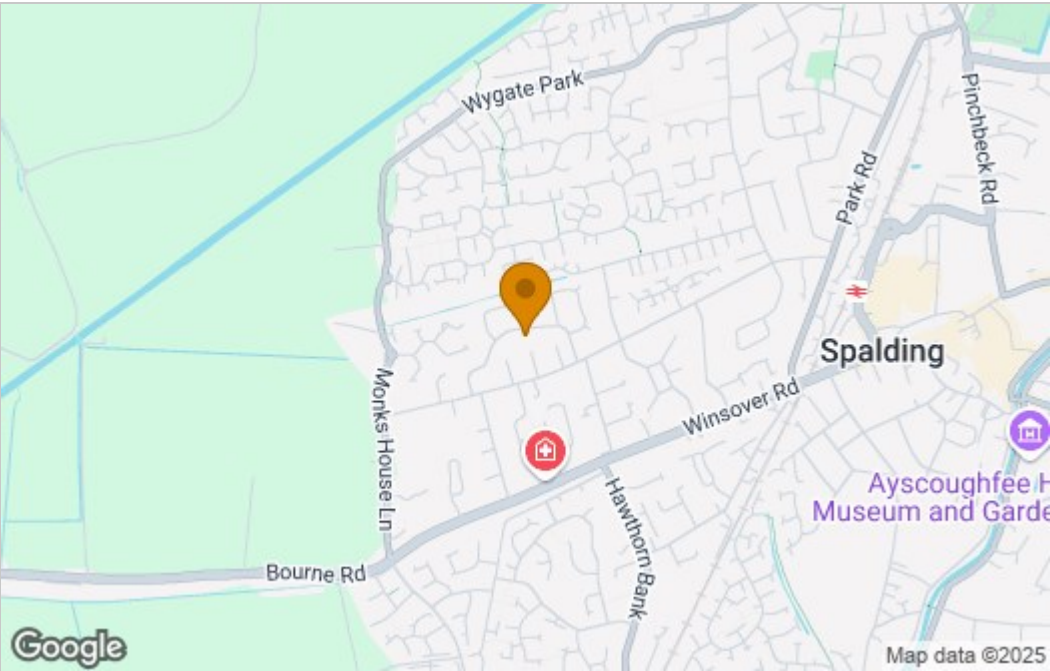
Disclaimer

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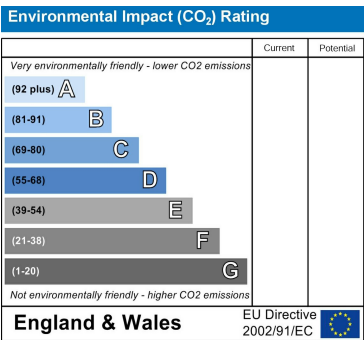
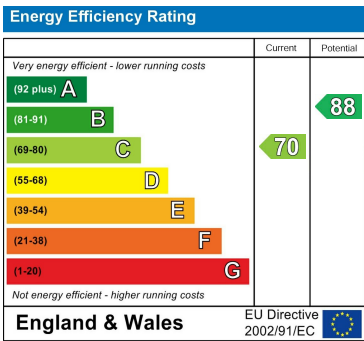
Floor Plan



Area Map



Energy Efficiency Graph



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