



11 St. Annes Way, Spalding, PE11 3PN

£240,000

- Priced To Sell
- Three Bedrooms
- Popular Parker Built Property
- Within Easy Access of Local Amenities
- Road Links to Peterborough and Boston
- Private Rear Garden
- Popular Residential Location
- Single Garage and Off Road Parking
- EPC Rating: C
- Council Tax Band: C

This property has great potential! Located in a popular area of Woolram Wygate within walking distance to good schools and easy access to town, it offers a practical layout and a private rear garden. Priced at £240,000, it won't be on the open market for long

Entrance Porch 3'2" x 6'6" (0.98 x 2.00)

Upvc door to front aspect. Upvc window to front aspect.

Entrance Hallway 12'1" x 6'6" (3.70 x 2.00)

Wooden door and window to front aspect. Carpeted. Radiator. Stairs to first floor landing.

Living/Dining Room 23'10" x 12'7" (7.27 x 3.84)

Living Area - Upvc window front aspect. Sliding patio doors to rear garden. Radiator. Gas fire. Carpeted. Television point. Bt point. Serving hatch to kitchen.

Kitchen 11'4" x 9'4" (3.47 x 2.85)

Upvc window to rear aspect. Base and wall units with work surface over. Stainless steel sink with drianer and taps over. Part tiled walls. Space for oven and further undercounter appliances. Extractor fan. Pantry. Understairs cupboard.

Utility Room 9'8" x 5'8" (2.95 x 1.73)

Window and door to rear. Space and plumbing for washing machine. Carpeted.

First Floor Landing 8'8" x 6'9" (2.65 x 2.08)

Upvc window to side elevation. Loft access. Airing cupboard.

Bedroom One 12'1" x 11'1" (3.70 x 3.40)

Upvc window to rear elevation. Radiator. Television point. Built in Wardrobes. Carpeted.

Bedroom Two 11'4" x 12'3" (3.47 x 3.74)

Upvc window to rear elevation. Built in Wardrobes. Radiator. Carpeted.

Bedroom Three 9'1" x 7'4" (2.77 x 2.26)

Upvc window to rear elevation. Radiator. Carpeted.

Bathroom 5'6" x 6'8" (1.68 x 2.04)

Upvc window to rear elevation. Panelled bath with shower attachment over. Wash hand basin. Toilet. Partially tiled walls. Extractor fan. Carpeted.

Front Garden

The property features a driveway leading to the

front, offering off-road parking and vehicular access to a single garage, with gravel and shrubbery, and gated side access to the rear garden.

Rear Garden

The garden features a well-established patio area ideal for seating and entertaining, a lawn area, a path leading to the rear of the garden, and is bordered by hedges and mature trees.

Property Postcode

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

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: C

Annual charge: None

Property construction: Brick

Electricity supply: E.on

Solar Panels: None

Other electricity sources: None

Water supply: Anglian Water

Sewerage: Mains Drainage

Heating: Gas Central Heating

Heating features: None

Broadband: As stated by Ofcom,

Mobile coverage: As stated by Ofcom,

Parking: Driveway and Single Garage

Building safety issues: None

Restrictions: None

Public right of way: None

Flood risk: The highest risks of flooding at this location are from surface water and rivers and the sea.

Coastal erosion risk: No

Japanese Knotweed: 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

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

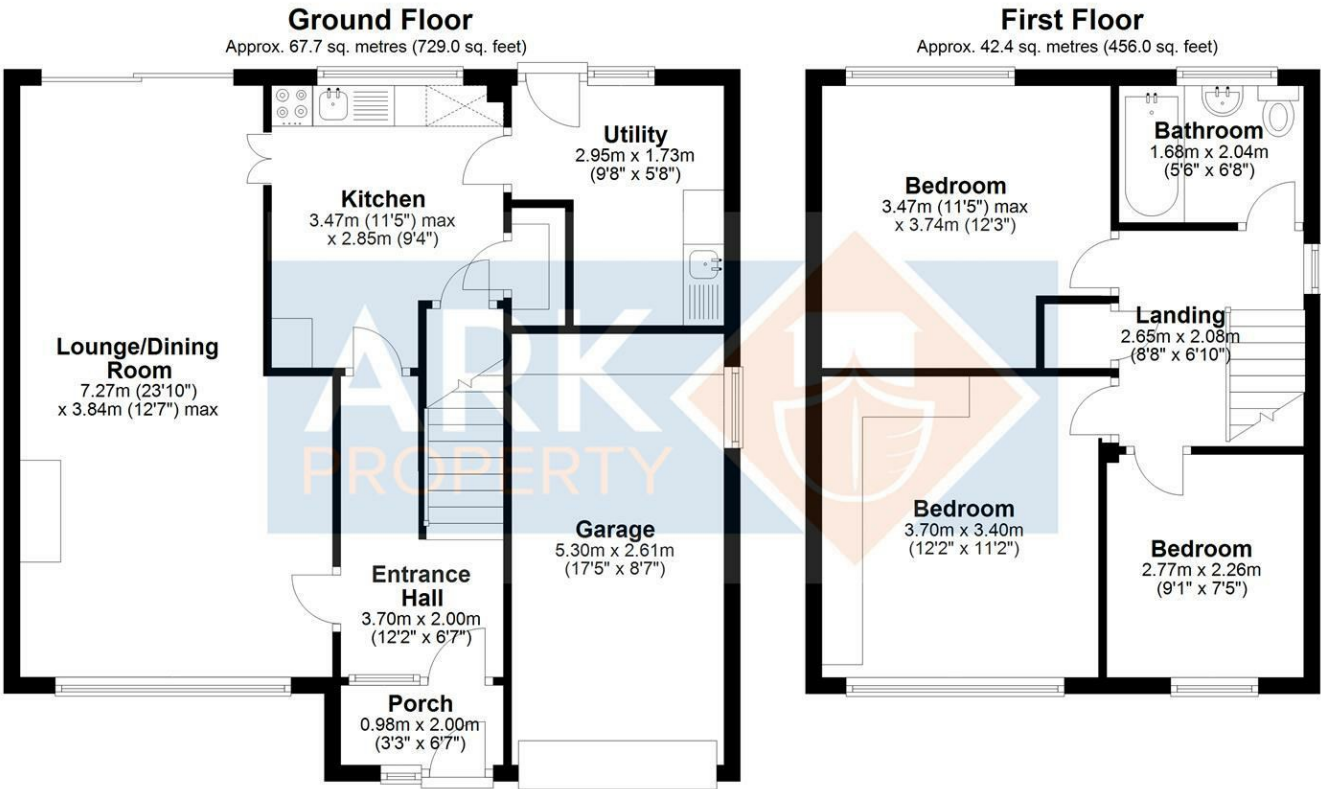
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

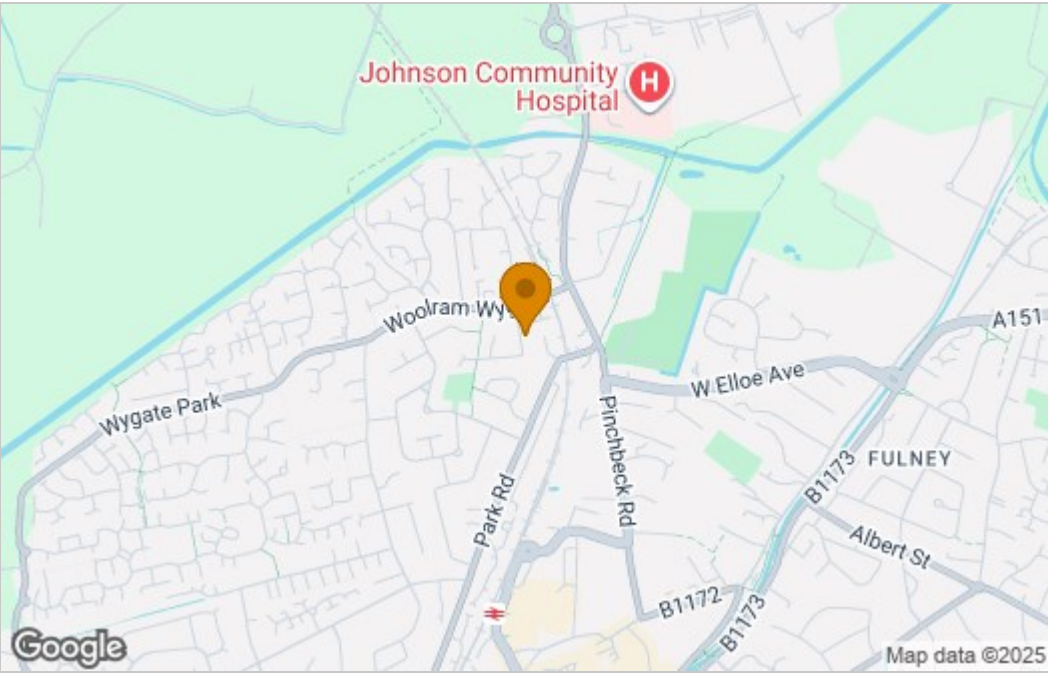
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Floor Plan

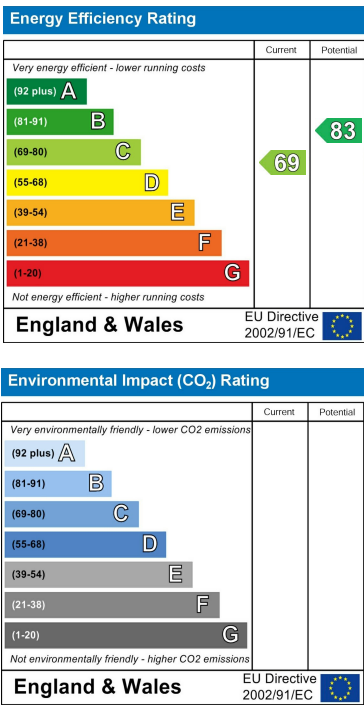


Total area: approx. 110.1 sq. metres (1185.0 sq. feet)

Area Map



Energy Efficiency Graph



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