



89 Hawthorn Bank, Spalding, PE11 1JQ

£142,000

- Garage in block
- Within easy access of the town centre
- Well presented internally
- Two bedrooms
- Easy flowing layout
- Neutral decor throughout
- Perfect for FTB's and Investors
- Sold with no chain

Located within easy reach of the town on Hawthorn Bank, this well presented two-bedroom semi-detached house has been a successful rental for many years and is now looking for its new owner. The property benefits from a garage, while inside it is neutrally decorated and offers a good, natural flow throughout. It is being sold with no onward chain, making it an excellent opportunity for a range of buyers.

Entrance Porch

UPVC door to front. Storage cupboard.

Entrance Hall 5'2" x 6'5" (1.59m x 1.96m)

Doors leading to lounge and kitchen. Understairs storage space.

Lounge 12'2" x 16'8" (3.71m x 5.09m)



UPVC window and door to rear. Radiator. Laminate wood flooring. Feature fire place with surround. Stairs to first floor landing.

Kitchen 8'9" x 9'11" (2.68m x 3.03m)



UPVC window to front. Space for free standing cooker. Stainless steel sink drainer with mixer tap and tiled splash backs. Space for fridge/freezer. Space and plumbing for washing machine. Vinyl flooring.

First Floor Landing 11'5" x 5'8" (3.50m x 1.74m)



UPVC window to rear. Carpeted. Loft access. Airing cupboard housing hot water cylinder and boiler.

Bedroom 1 15'8" (into cupboard) x 10'9" (4.79 (into cupboard) x 3.30m)



UPVC window to front. Radiator. Carpeted. Built in storage cupboards.

Bedroom 2 9'8" x 8'0" (2.97m x 2.44m)



UPVC window to front. Radiator. Carpeted.

Bathroom 5'4" x 10'9" (1.63m x 3.28m)

UPVC window to rear. Panelled bath with shower over. Pedestal wash hand basin. Toilet. Fully tiled walls. Wall mounted heated towel rail. Vinyl flooring.

Outside

The front of the property has a pathway leading to the front door.

The rear garden is enclosed by timber fencing. Lawn area. Patio area.

Garage

Located in a row of garages with a parking space in front. Up and over vehicular door.

Property Postcode

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

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: A

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

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: D60

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.

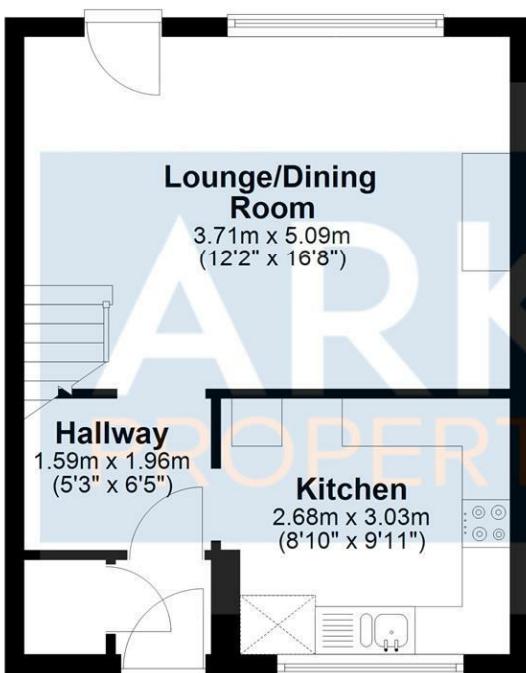
Disclaimer

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

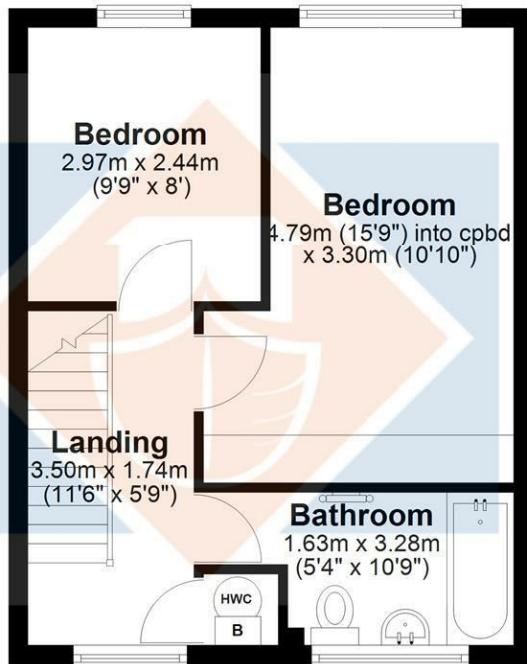
Ground Floor

Approx. 33.0 sq. metres (355.6 sq. feet)



First Floor

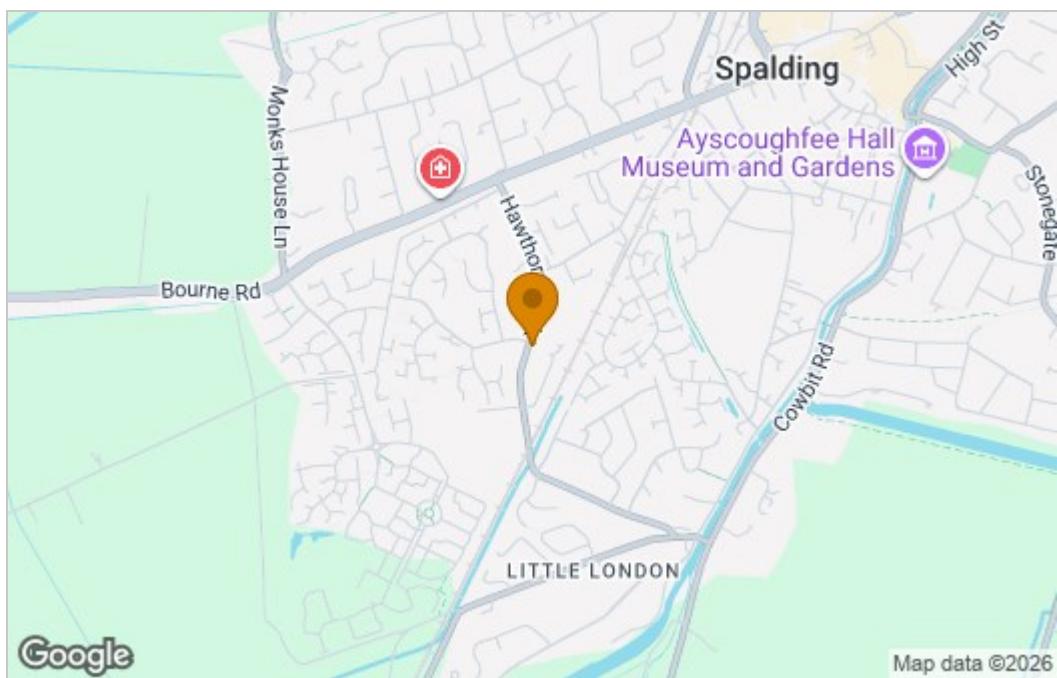
Approx. 33.3 sq. metres (359.0 sq. feet)



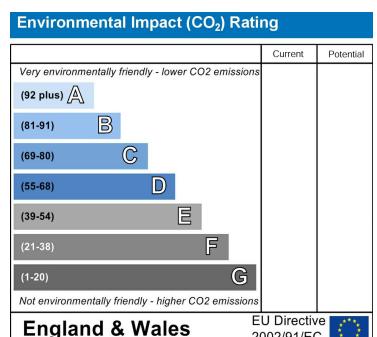
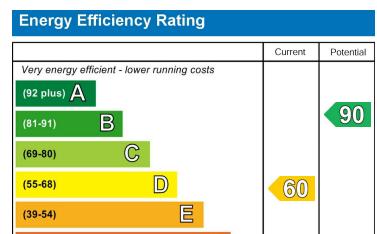
Total area: approx. 66.4 sq. metres (714.5 sq. feet)

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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