ARK PROPERTY

323a Bourne Road, Spalding, PE11 3LW

£150,000

- Two bedroom semi-detached house
- Located on the edge of Spalding in the village of Pode Hole
- Entrance porch, lounge and kitchen with dining space
- Enclosed rear garden laid to lawn
- Off-road parking for two vehicles
- Open field views with easy access to Spalding and Bourne

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Situated on Bourne Road in the popular village of Pode Hole, on the edge of Spalding, this two bedroom semi-detached home offers excellent access to both Spalding and Bourne. The accommodation comprises an entrance porch, lounge and a kitchen with dining space to the ground floor, with two bedrooms and a bathroom to the first floor. Outside, the property benefits from an enclosed rear garden laid to lawn and off-road parking for two vehicles, with open field views beyond, making it an ideal home for first-time buyers or investors alike.

Entrance Porch 4'5" x 3'1" (1.36m x 0.96m)

PVC double glazed entrance door. Coving to ceiling. Wall mounted electric consumer unit. Radiator. Door opening to Lounge.

Lounge 12'7" x 13'11" (3.85m x 4.25m)

PVC double glazed bay window to front. Coving to ceiling. Stairs to the first floor landing. Radiator. Door opening to kitchen.

Kitchen 10'10" x 12'9" (3.31m x 3.89m)

PVC double glazed window to rear. Coving to ceiling. Tiled flooring. Radiator. Fitted with a matching range of base and eye level units with roll edge work surface and tiled splash back. Four ring gas hob with stainless steel extractor hood over. Integrated oven and grill under. Stainless steel single sink drainer with chrome mixer tap. Space and plumbing for washing machine. Space for under counter fridge/freezer. Space for fridge/freezer. PVC double glazed door opening to garden.

First Floor Landing 5'1" x 7'1" (1.56m x 2.16m)

Coving to ceiling. Loft access. Built in airing cupboard with slatted shelving and mains gas central heating boiler.

Bedroom 1 10'4" x 12'7" (3.16m x 3.85m)

PVC double glazed window to front. Coving to ceiling. Radiator.

Bedroom 2 10'9" x 7'1" (3.29m x 2.16m)

PVC double glazed window to rear. Coving to ceiling. Radiator.

Bathroom 7'8" x 5'0" (2.34m x 1.54m)

PVC double glazed window to rear. Coving to ceiling with recessed spot lights. Extractor fan. Tiled flooring. Full height wall tiling. Chrome wall mounted heated towel rail. Wall mounted mirrored vanity cabinet. Fitted with a three piece suite comprising panelled bath with chrome taps and chrome thermostatic shower riser with rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash basin with chrome mixer tap.

Outside

There is a low maintenance paved frontage with side gated access leading to the rear garden.
The rear garden is enclosed by timber fencing and laid to lawn with a patio seating area. Outside lighting. Cold water tap available. Rear gate opening to the parking area where there is allocated parking for 1-2 vehicles. Field views beyond.

Property Postcode
For location purposes the postcode of this property is: PE11 3LW

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: British Gas
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Septic tank
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: Shared parking to the rear of the property.
Building safety issues: No
Restrictions: Not known
Public right of way: Not known
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: TBC

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.

RESIDENTS
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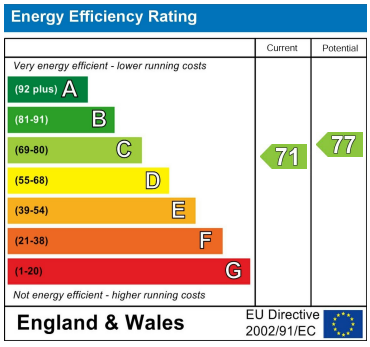
PARKING

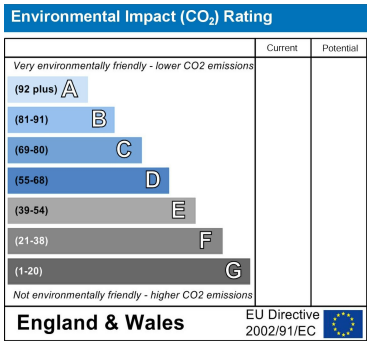
Floor Plan

Total area: approx. 59.4 sq. metres (639.0 sq. feet)

Area Map

Energy Efficiency Graph





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