



## 12 Cradge Bank, Spalding, PE11 3AB

**£115,000**

- Ideal First Time or Investment Purchase
- One Allocated Parking Space
- Open Plan Living and Kitchen Area
- Generous Sized Rear Garden
- Well Presented Throughout
- Popular Location Of Town
- Close by to the A16 with road links to Boston and Peterborough
- Viewing is highly Advised

This little gem is perfectly situated on the outskirts of Spalding, offering easy access to the town centre while being ideal for commuting to Peterborough. This spacious one-bedroom apartment features open plan living, off-road parking, and a generously sized rear garden. With so much to offer, this property won't stay on the market for long. Don't miss out, schedule your viewing today!

### Entrance Hallway

Upvc entrance door to front aspect. Carpeted. Radiator.

### Bedroom One 12'4 x 10'9 (3.76m x 3.28m)



Upvc window to front aspect. Radiator. Carpeted.

### Bathroom



'P' shape bath with shower over. Heated towel rail. Wash hand basin with vanity unit beneath. Toilet. Partially tiled walls. Extractor fan. Tiled flooring.

### Kitchen Diner and Lounge 21'4 x 15'8 (6.50m x 4.78m)



Two Upvc windows to rear aspect. Base and wall units with work surface over. Integrated fridge, electric oven and hob with extractor over. Cupboard housing boiler. Space and plumbing for washing machine. Sink with adjustable tap over. Breakfast bar. Radiators.



### Front Garden

A shared gravel driveway leads to the front, where there is one allocated parking space. A path provides access to the front door and the rear garden.

### Rear Garden



A shared gravel driveway leads to the front, where there is one allocated parking space. A path provides access to the front door and the rear garden.

## Additional Information

### PLEASE NOTE:

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

### Property Postcode

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

### Verified Material Information

Tenure: Leasehold

Council tax band: A

Annual charge: £647.00 - per year - This is paid annually to Belvoir and includes, the cleaning of windows, maintenance of the driveway and insurance.

Property construction: Brick

Electricity supply: E-on

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 are available.

Mobile coverage: As stated by Ofcom, Indoor - EE and Three is Limited over Voice and Data. O2 is Limited over Voice and None over Data. Vodafone is None over Voice and Data.

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

Parking: One allocated parking space.

Building safety issues: None

Restrictions: No

Public right of way: Shared driveway with the neighbouring properties.

Flood risk: Surface Water - Low. Rivers and the Sea - Very Low.

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: B

### 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

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan



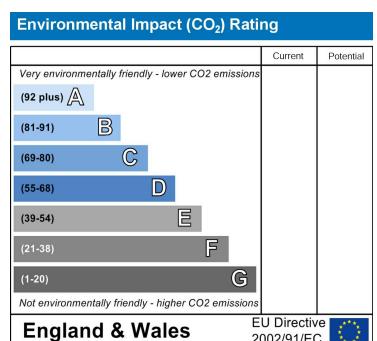
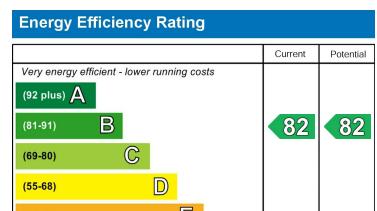
Total floor area 70.3 sq.m. (756 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ  
Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>