



6 First Avenue, Spalding, PE11 1LR

£160,000

- Sold Prior To Marketing
- Three Bedroom Semi-detached House
- Cul-de-sac Location
- Kitchen Diner
- Utility Room
- Off Road Parking And Large Garden

Sold Prior to Marketing – First Avenue, Pennygate

This three bedroom semi-detached home on First Avenue, just off Pennygate, has now been successfully sold before reaching the open market.

To make sure you don't miss out on similar early opportunities, register today with Ark and be among the first to hear about upcoming properties

Entrance Hall

UPVC door to front. Radiator. Stairs to first floor landing.

Lounge



UPVC double glazed window to the front. Fireplace with surround. Radiator.

Kitchen



UPVC double glazed windows. Matching base and eye level units with a work surface over. Sink unit with drainer with a mixer tap. Free standing oven and grill. Extractor hood. Radiator.

Utility Room



Door and window to rear. Space and plumbing for washing machine. Space and point for fridge/freezer.

Bathroom



UPVC window to rear. Fitted shower. Toilet. Wash hand basin. Radiator.

First Floor Landing

UPVC window to rear. Radiator. Loft access.

Bedroom 1



UPVC double glazed window. Radiator.

Bedroom 2



UPVC double glazed window. Radiator.

Bedroom 3



UPVC double glazed window. Radiator.

Outside



The front of the property has a gravel parking area. Side gated access leading to the rear garden. The rear garden is enclosed by timber fencing. Lawn area. Patio area. Range of outbuildings including single garage.

Property Postcode

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

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 Garage
Building safety issues: No
Restrictions: No
Public right of way: vehicular access between No. 4 and No. 6 right of way to the rear of the property and the garage.
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:

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.

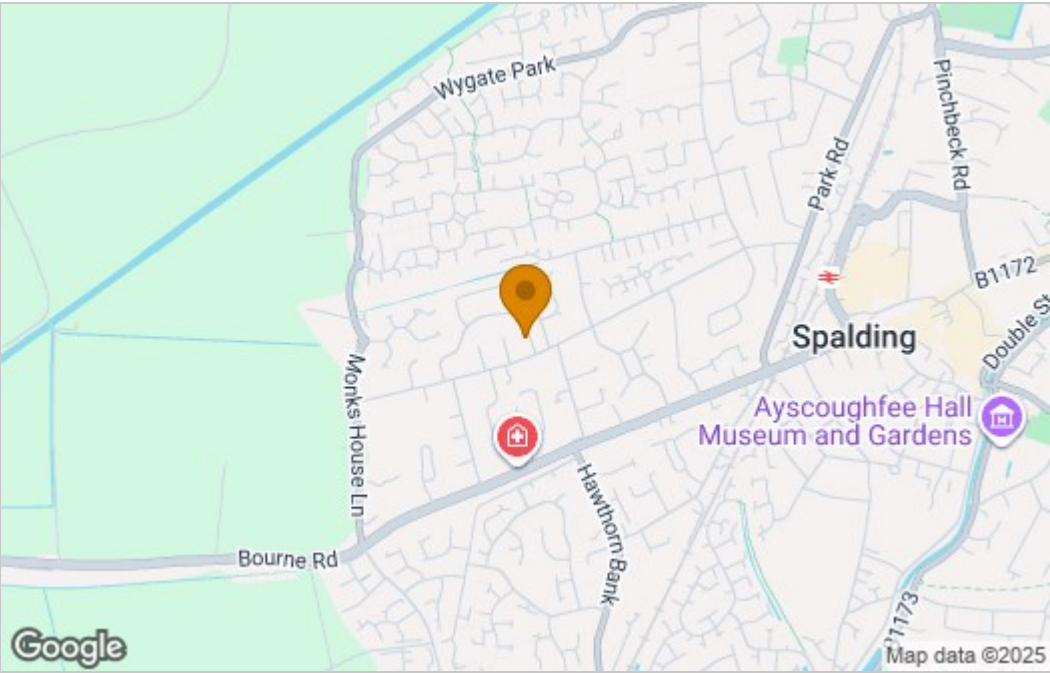
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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 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

Area Map



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

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

Energy Efficiency Graph

