



51 Ayscough Avenue, Spalding, PE11 2QB

£85,000

- One-bedroom ground-floor flat – Convenient and accessible layout.
- Close to Spalding town centre – Easy access to shops, amenities, and transport links.
- Ideal for first-time buyers or investors – A

great opportunity to step onto the property ladder or expand a rental portfolio.

- No onward chain – Smooth and straightforward purchase process.
- Good rental potential – Attractive option for buy-to-let landlords.
- Council tax band: A

One-Bedroom Ground Floor Flat – Close to Spalding Town Centre

A conveniently located one-bedroom ground-floor flat, just a short walk from Spalding town centre. Ideal for first-time buyers or buy-to-let investors, this property offers a practical living space with easy access to local amenities and transport links and provides a great opportunity offered with no onward chain.

Entrance Hall 5'11" x 13'1" max (1.81m x 4.00m max)



Entrance door, radiator, doors opening to lounge, bedroom and bathroom.

Lounge 10'3" x 16'0" (3.13m x 4.89m)



PVCu double glazed window to side, French doors to rear, radiator.

Kitchen 9'7" x 10'6" (2.94m x 3.21m)



PVCu double glazed window to rear, wall mounted gas central heating boiler, fitted base and eye level units with worktop space. Four ring gas hob with extractor hood over, stainless steel sink and drainer, space for washing machine, space for fridge freezer.

Bedroom 12'2" x 10'1" (3.71m x 3.08m)



PVCu double glazed window to front, radiator.

Bathroom 5'2" x 6'5" (1.60m x 1.98m)



PVCu double glazed window to front, radiator. Fitted panel bath with shower over, pedestal wash hand basin and close coupled toilet.

Outside



There is communal off street parking available and a shared garden areas.

Property Postcode

For location purposes the postcode of this property is: PE11 2QB

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: Leasehold

Council tax band: A

Annual charge: No

Property construction: Brick and tiled roof

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 but None over 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: 1 allocated parking space

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: C78

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

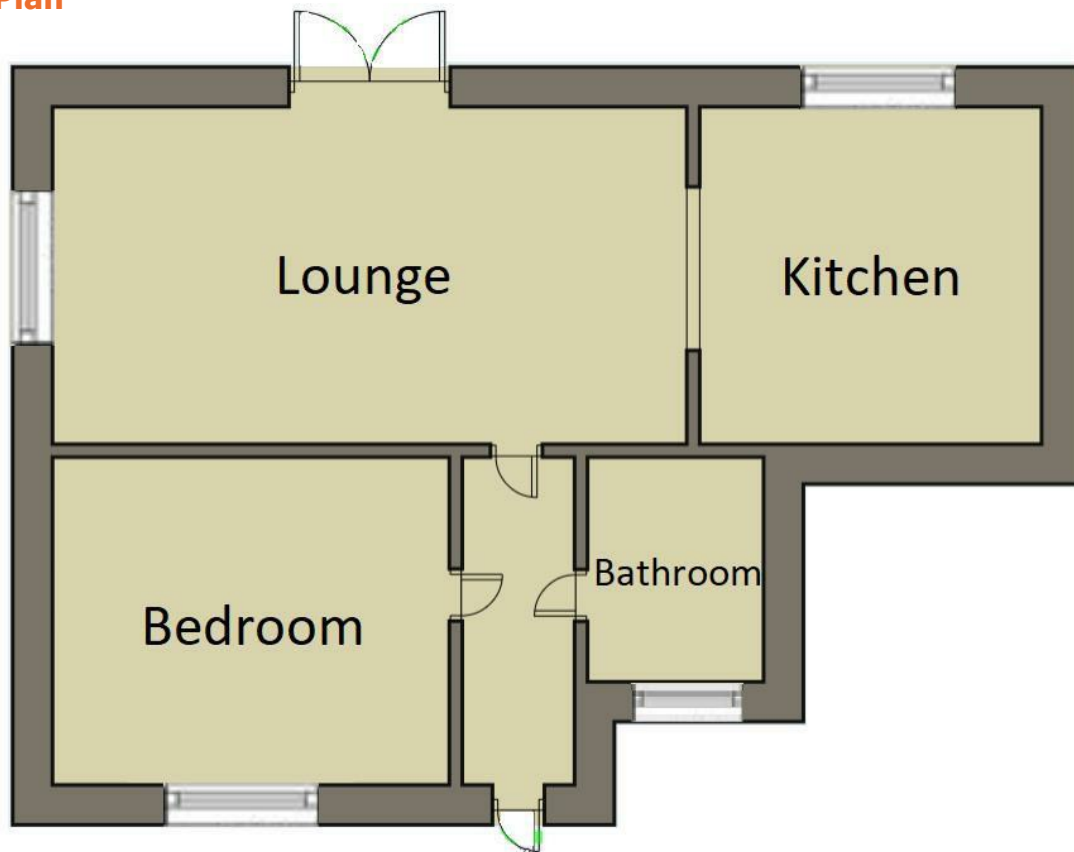
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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



This plan is for illustration purposes only and may not be representative of the property.

Area Map



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Energy Efficiency Graph

