



## 19 Cortez Close, Spalding, PE11 2GT

**£125,000**

- One-bedroom detached coach house in a sought-after location.
- Spacious living area with kitchen just off.
- Generous double bedroom and modern bathroom.
- Entrance hall with internal access to an oversized garage.
- Ideal for first-time buyers, downsizers, or investors.
- Convenient location close to local amenities and transport links.

## Charming One-Bedroom Detached Coach House – Cortez Close, Spalding

Nestled in a sought-after location, this well-proportioned one-bedroom detached coach house offers a perfect blend of space and convenience. The property features a generous living area with a kitchen just off, providing an inviting space for relaxation and entertaining. A spacious double bedroom and modern bathroom complete the upper level.

On the ground floor, a welcoming entrance hall leads to an oversized garage, offering excellent storage or potential for additional use. Ideal for first-time buyers, downsizers, or investors, this unique home is situated close to local amenities and transport links.

Don't miss this fantastic opportunity – book your viewing today!

### Entrance Hall 5'6" x 4'5" (1.68m x 1.37m)

UPVC door to front. Storage cupboard. Radiator. Laminate flooring.

### Hallway 12'5" x 6'9" (3.81m x 2.08m)

Storage cupboard. Radiator. Laminate flooring. Stairs to first floor. Door to garage.

### Kitchen 8'10" x 8'10" (2.70m x 2.71m)



UPVC window to front. Matching base and eye level units with work surfaces over. Stainless steel sink unit with drainer and mixer tap. Tiled splash backs. Gas hob and built in oven with stainless steel extractor hood over. Space for slim line dishwasher. Space for washing machine. Space for tall fridge freezer. Tiled flooring. Boiler.

### Lounge/Diner 18'4" x 24'10" (5.60m x 7.58)



UPVC window to front. Laminate flooring. Radiator.

### Inner Hallway

Airing cupboard. Laminate flooring. Radiator.

### Bathroom 6'3" x 6'7" (1.92m x 2.01m)



Bath with shower unit over. Wash hand basin with vanity unit. Toilet. Partially tiled walls. Extractor fan. Heated towel rail. Wood effect flooring.

### Bedroom 11'9" x 13'0" (3.60m x 3.98m)



UPVC window to front. Laminate flooring. Radiator.

### Garage 19'1" x 12'2" (5.83m x 3.71m)

Up and over vehicular door. Power and light connected.



**Property Postcode**

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

**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: Ground rent £250. Service charge £1507.80 per year. Paid to Eight Asset Management

Length of Lease: 999 years from 1 January 2008

Property construction: Brick built

Electricity supply: So Energy

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 Likely over Voice and Data. O2 is Likely over Voice and Limited over Data. Vodafone is Likely 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 Oversized Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very 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: C77

**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**

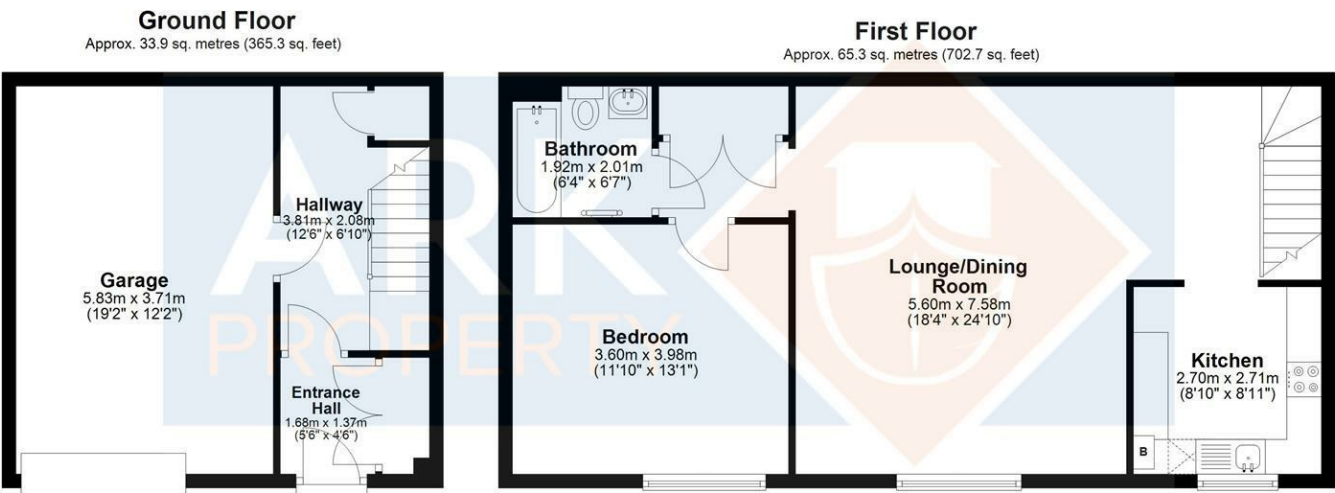
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Floor Plan

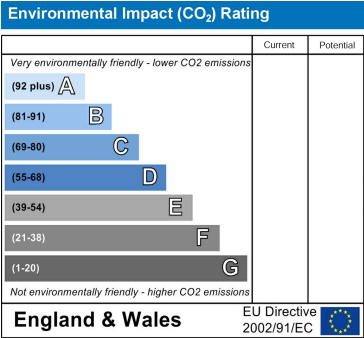
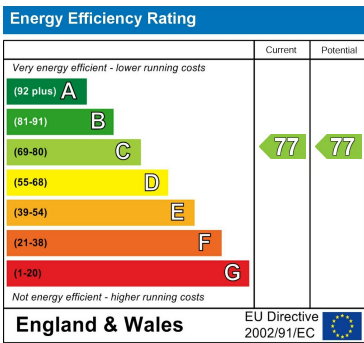


Total area: approx. 99.2 sq. metres (1068.1 sq. feet)

Area Map



Energy Efficiency Graph



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