



25 Roeburn Way, Spalding, PE11 3ZW

£230,000

Three bedroom townhouse available with no onward chain!

Internal accommodation comprises entrance hallway with WC, kitchen and lounge to the ground floor. Head upstairs and there are two bedrooms and a shower room and on the second floor, a generous ensuite bedroom.

Outside is an enclosed rear garden and driveway leading too single garage.

Entrance Hall 6'11" x 16'2" (2.12m x 4.94m)

Glazed composite entrance door. Skimmed ceiling. Tiled flooring. Stairs to first floor landing with under stairs cupboard. Doors to kitchen and lounge.

Kitchen 8'2" x 11'2" (2.51m x 3.42m)



PVCu double glazed window to front aspect. Skimmed ceiling. Tiled flooring. Wall mounted mains gas central heating boiler. Fitted with a matching range of base and eye level units. Roll edge work surfaces with tiled splashbacks. Four ring gas hob with extractor hood over and integrated oven and grill under. Composite sink and drainer with chrome mixer tap over. Space and plumbing for washing machine. Integrated dishwasher and integrated fridge freezer.



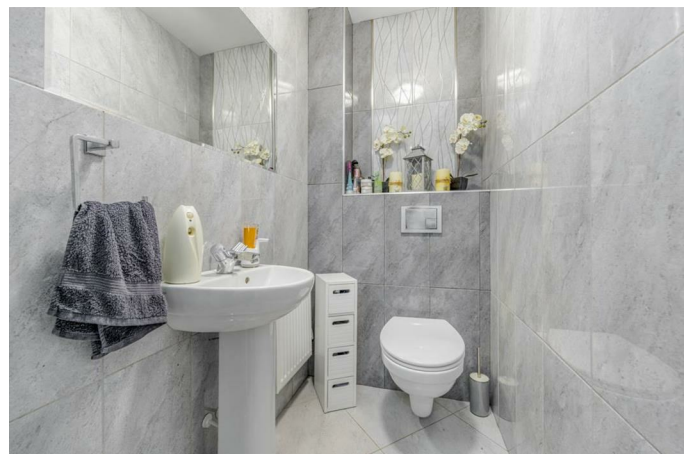
Lounge 15'5" x 11'10" (4.71m x 3.62m)



PVCu double glazed French doors to rear aspect. Skimmed ceiling. Radiator.



WC



Fitted toilet and wash hand basin.

Landing 15'2" x 6'8" (4.64m x 2.04m)

PVCu double glazed window to front. Skimmed

ceiling. Doors to bedrooms and bathroom. Stairs to second floor.

Bedroom Two 11'4" x 15'1" (3.46m x 4.60m)
 PVCu double glazed window and French doors with Juliette balcony. Skimmed ceiling. Laminate flooring.



Bedroom Three 8'3" x 8'8" (2.53m x 2.65m)



PVCu double glazed window to front. Skimmed ceiling. Radiator.

Shower Room

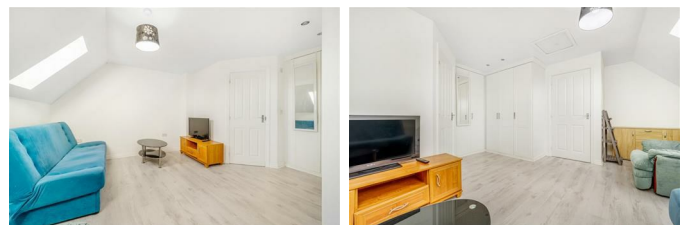


Skimmed ceiling with recessed ceiling spotlights. Tiled walls and flooring. Fitted with a three piece suite comprising walk in shower enclosure with mains rainfall shower over. Wash hand basin and concealed cistern toilet with push button flush.

Bedroom One 15'5" x 14'1" (4.71m x 4.30m)



Skimmed and vaulted ceiling with Velux window. Laminate flooring. Radiator. Door to ensuite.



Ensuite 6'8" x 8'3" (2.05m x 2.52m)



PVCu double glazed window. Skimmed ceiling. Vinyl flooring. Fitted with a three piece suite comprising tiled shower cubicle with electric shower over. Pedestal wash hand basin with chrome mixer tap over and close coupled toilet with push button flush.

Outside



To the front of the property is a small landscaped area with driveway leading to single garage. Side gated access leads to the rear garden.



Garage

Single garage with up and over door.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: B

COUNCIL TAX BAND: C

MANAGEMENT COMPANY: RMG

COST PER YEAR: £84.25

PLEASE NOTE:

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Ark Property Centre

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We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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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.

Property Postcode

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

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.

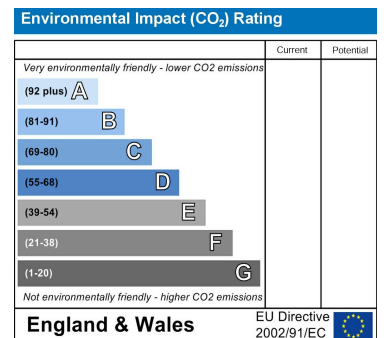
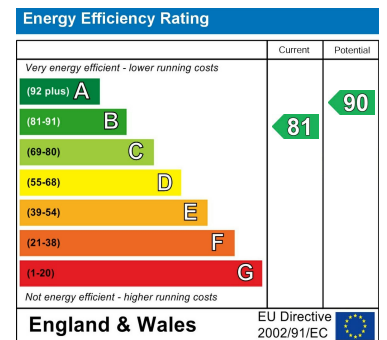
Floor Plan



Area Map



Energy Efficiency Graph



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