



## 42a Commercial Road, Spalding, PE11 2HD

**£150,000**

- Two bedrooms
- Open-plan kitchen/living space
- Low-maintenance exterior
- Off-road parking
- Close to river walks and town amenities
- No onward chain

Ark Property Centre are delighted to present this charming two-bedroom bungalow, ideally situated on Commercial Road. Perfectly positioned with picturesque river walks right on your doorstep and just a short distance from Spalding's local amenities, this property offers an ideal opportunity for those looking to downsize or enjoy a more relaxed pace of living. Internally, the bungalow features a welcoming entrance hall, a modern open-plan kitchen and living area, two well-proportioned bedrooms, and a contemporary bathroom. Outside, the property benefits from a low-maintenance exterior and off-road parking for one vehicle.

### Entrance Hall 14'3 x 7'3 (4.34m x 2.21m)



Upvc entrance door. Skimmed ceiling. Tiled flooring. Radiator.

### Open Plan Kitchen Area and Lounge 12'0" x 25'1" (3.670 x 7.640)



Window to the front aspect. Upvc French doors to the rear aspect. Skimmed ceiling. Radiator. Fitted base and wall units with breakfast peninsula. Wall mounted gas central heating boiler. Sink and drainer with chrome mixer tap over. Four ring hob with stainless steel extractor hood over. Space and plumbing for washing machine.



**Bedroom One 8'9 x 12'1 (2.67m x 3.68m)**



Window to the rear aspect. Radiator. Skimmed ceiling.

**Bedroom Two 8'0 x 8'4 (2.44m x 2.54m )**



Window to the front aspect. Radiator. Skimmed ceiling.

**Shower Room 8'9 x 5'7 (2.67m x 1.70m )**



Upvc double glazed window to side, skimmed ceiling with extractor fan, tiled flooring, radiator, built in airing cupboard. Fitted walk in shower enclosure with glass screen, close coupled toilet with push button flush and pedestal wash hand basin with chrome taps over.



## Exterior



There is off road parking for one vehicle to the side of the property and gated access to the rear courtyard.



## Rear Garden



The rear garden is block paved and enclosed by timber fence, there is gated access to the side and outside lighting.

### Property Postcode

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

### 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: B

Property construction: Brick built

Electricity supply: Mains

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

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: Off road parking for one vehicle to the side of the property.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

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.

Energy Performance rating: D68

### **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.

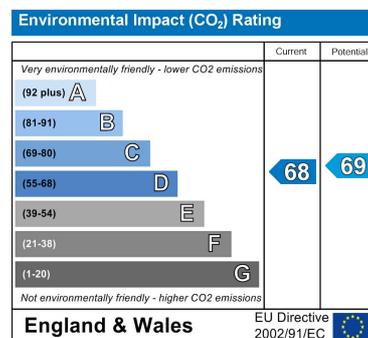
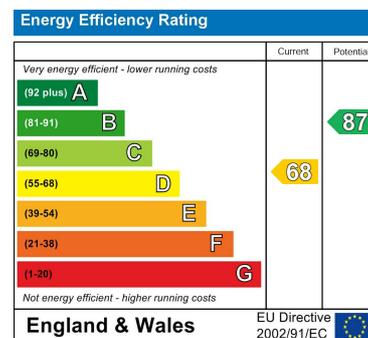
### Floor Plan



### Area Map



### Energy Efficiency Graph



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