



28 Double Street, Spalding, PE11 2AA

£125,000

Ark Property Centre are delighted to offer for sale with no onward chain this two bedroom home on Double Street in Spalding. Situated just a stones throw from Spalding Town Centre and internally comprising lounge, kitchen diner, two bedrooms and bathroom. Externally there is an enclosed rear garden with brick store and WC. Contact Ark now to arrange your viewing.

Lounge 12'9" x 12'0" (3.91m x 3.66m)



PVCu double glazed window to front, coving to ceiling, radiator.



Stairs to first floor

Kitchen Diner 13'1" x 9'4" (3.99m x 2.87m)



PVCu double glazed windows and door to rear, skimmed ceiling with recessed ceiling spotlights,

laminate flooring, radiator, built in pantry cupboard. Fitted with a matching range of base and eye level units, worktop space with tiled splashback, composite sink and drainer with chrome mixer tap over, four ring electric hob with stainless steel extractor hood over and integrated oven and grill under, space and plumbing for washing machine.



Landing

With doors to bedrooms one and two.

Bedroom One 13'1" x 11'10" (3.99m x 3.63m)



PVCu double glazed window to rear, radiator, door to bathroom.



Bedroom Two 9'6" x 6'9" (2.90m x 2.06m)



Outside



PVCu double glazed window to front, radiator.

Bathroom 13'1" x 5'10" (4.01m x 1.80m)



Coving to skimmed ceiling, laminate flooring, wall mounted heated towel rail, tiled walls. Fitted with a four piece suite comprising panel bath with chrome taps over and handheld shower attachment, separate shower cubicle, wash hand basin and close coupled toilet.



There is side gated access to the rear garden which is enclosed and laid to lawn with patio seating area and raised vegetable beds. There is a brick outbuilding with store and WC.



Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C
COUNCIL TAX BAND: A

PLEASE NOTE:

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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.

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 2AA.

Viewing Arrangements

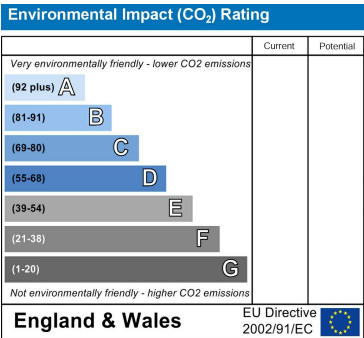
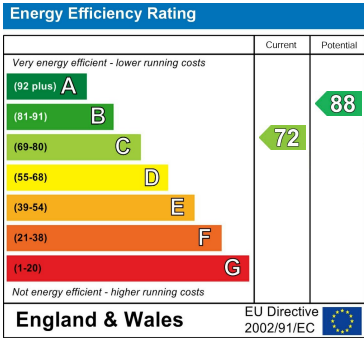
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Floor Plan

Area Map



Energy Efficiency Graph



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