



## 9 Jasmine Court, Spalding, PE11 3SX

**£170,000**

- Three Bedroom Terraced House
- Allocated Parking Space
- Enclosed Garden
- Popular Residential Location

Sold prior to marketing

THREE BEDROOM LINK TERRACED PROPERTY LOCATED IN A POPULAR RESIDENTIAL ESTATE  
Benefiting from allocated parking, enclosed rear garden and within easy access to amenities. This is the ideal first time purchase comprising of entrance hallway, kitchen, living room with french doors to the rear garden and cloakroom. The first floor offers three double bedrooms and bathroom. Externally, the property has a low maintenance front garden with vehicular access through the arch to the parking area. Enclosed rear garden lawn, gravel and paved area ideal for seating and entertaining.

Call the team today to get your viewing booked in!

### Entrance Hallway

Door to front aspect. Understairs storage cupboard. Stairs to first floor landing. Radiator. Wood effect flooring.

### Kitchen 9'2" x 7'3" (2.79 x 2.21)

Upvc window to front aspect. Base and wall units with work surface over. Integrated oven. Four ring gas hob with extractor hood over. Wall mounted boiler. Ceramic sink with drainer and mixer tap over. Plumbing and space for washing machine. Radiator.

### Living Room/Diner 16'5" x 13'0" (5.00 x 3.96)

Upvc window to rear aspect and french doors to rear garden. Wooden flooring. Electric fireplace with surround. Television point. Telephone point.

### Cloakroom

Toilet. Wash hand basin. Extractor fan. Radiator.

### Landing

Loft access.

### Bedroom One 12'7" x 10'6" (3.84 x 3.20)

Upvc window to front elevation. Built in wardrobes. Television point. Radiator.

### Bedroom Two 9'10" x 9'7" (3.00 x 2.92)

Upvc window to rear elevation. Radiator.

### Bedroom Three 11'9" x 11'7" (3.58 x 3.53)

Upvc window to rear elevation. Radiator.

### Bathroom

Upvc window to rear elevation. Bath with electric shower over. Wash hand basin. Toilet. Radiator. Partially tiled.

### Exterior

Low maintenance front garden with vehicular access under the arch to the parking area. One allocated parking space with visitor parking available. Enclosed rear garden with lawn, gravel and paved area ideal for seating and entertaining.

### Property Postcode

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

### Additional Information

Freehold with vacant possession on completion.

PLEASE NOTE: All photos are property of Ark Property Centre and can't not be used without their explicit permission.

### Viewing

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.

### Offers 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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

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 your 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.

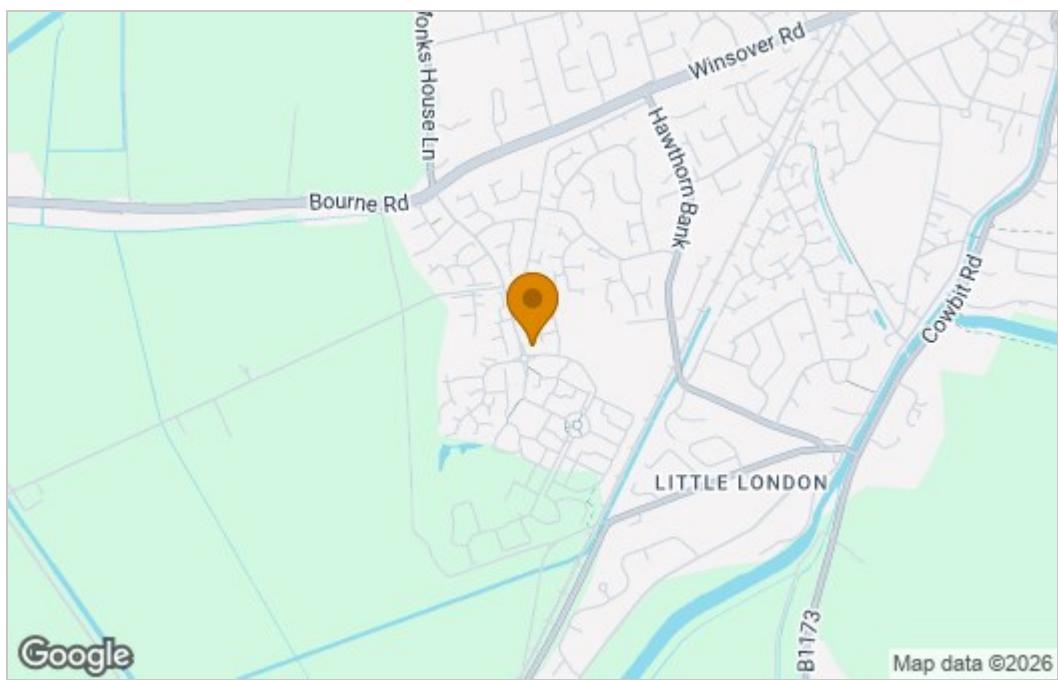
### Disclaimer

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

## Area Map



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## Energy Efficiency Graph

