



## **12 Bluebell Close, Spalding, PE11 3GT**

**No Onward Chain £175,000**

- Built by Broadgate Homes in a popular Spalding location
- Two bedrooms and a modern four-piece bathroom
- Entrance hall with ground floor WC
- Contemporary kitchen and spacious lounge/diner
- Allocated parking for convenience
- Larger-than-average rear garden ideal for entertaining or relaxing

Two-Bedroom End of Terrace Home – Spalding. Built by Broadgate Homes, this well-presented property offers a welcoming entrance hall with WC, modern kitchen, and a spacious lounge/diner opening to the garden. Upstairs features two good-sized bedrooms and a stylish four-piece bathroom. Outside, there is allocated parking and a larger-than-average rear garden, perfect for outdoor living. Situated in a popular location close to local amenities.

### Entrance Hall



Double glazed entrance door to the front. Under stairs cupboard. Stairs leading to the first floor landing.

### Cloakroom 6'1" x 3'0" (1.87m x 0.92m)



UPVC window to side. Vinyl flooring. Wash hand basin with tiled splash back. Toilet.

### Lounge / Diner 16'4" x 14'0" max (4.98m x 4.27m max)



UPVC window to rear. French doors leading to the rear garden. Carpeted. Radiator.



### Kitchen 9'1" x 7'3" (2.79m x 2.21m)



UPVC window to front. Matching base and eye level units with work surfaces over. Sink and drainer with

mixer tap over. Electric oven with gas hob with extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine or dishwasher. Radiator. Vinyl flooring.



**First Floor Landing 6'0" x 2'9" (1.83m x 0.85m)**

Doors to bedrooms and bathroom. Carpeted.

**Bedroom 1 12'0" x 10'5" (3.68m x 3.20m)**



UPVC window to front. Built in wardrobe. Carpeted. Radiator



**Bedroom 2 9'6" x 8'9" (2.92m x 2.67m)**



UPVC window. Loft access. Carpeted. Radiator

**Bathroom 9'6" x 8'9" (2.92m x 2.67m)**



UPVC window. Four piece suite comprising of a bath, shower cubicle, wash hand basin with vanity and toilet. Partly tiled walls. Heated towel rail. Shaver point. Extractor fan.



## Outside



To the front of the property there is one allocated parking space and an adjoining visitor space. Gated access to the rear garden. The rear garden is enclosed by timber fencing and laid to lawn. Patio seating area. Gravel area with space for a garden shed.



## Property Postcode

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

## Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

## Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

## Verified Material Information

Tenure: Freehold

Council tax band: A

Property construction: Brick built

Electricity supply: Mains

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 Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and None over 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: Allocated parking space and shared visitor space

Building safety issues: No

Restrictions: No

Public right of way: No

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.

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: TBC

### 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

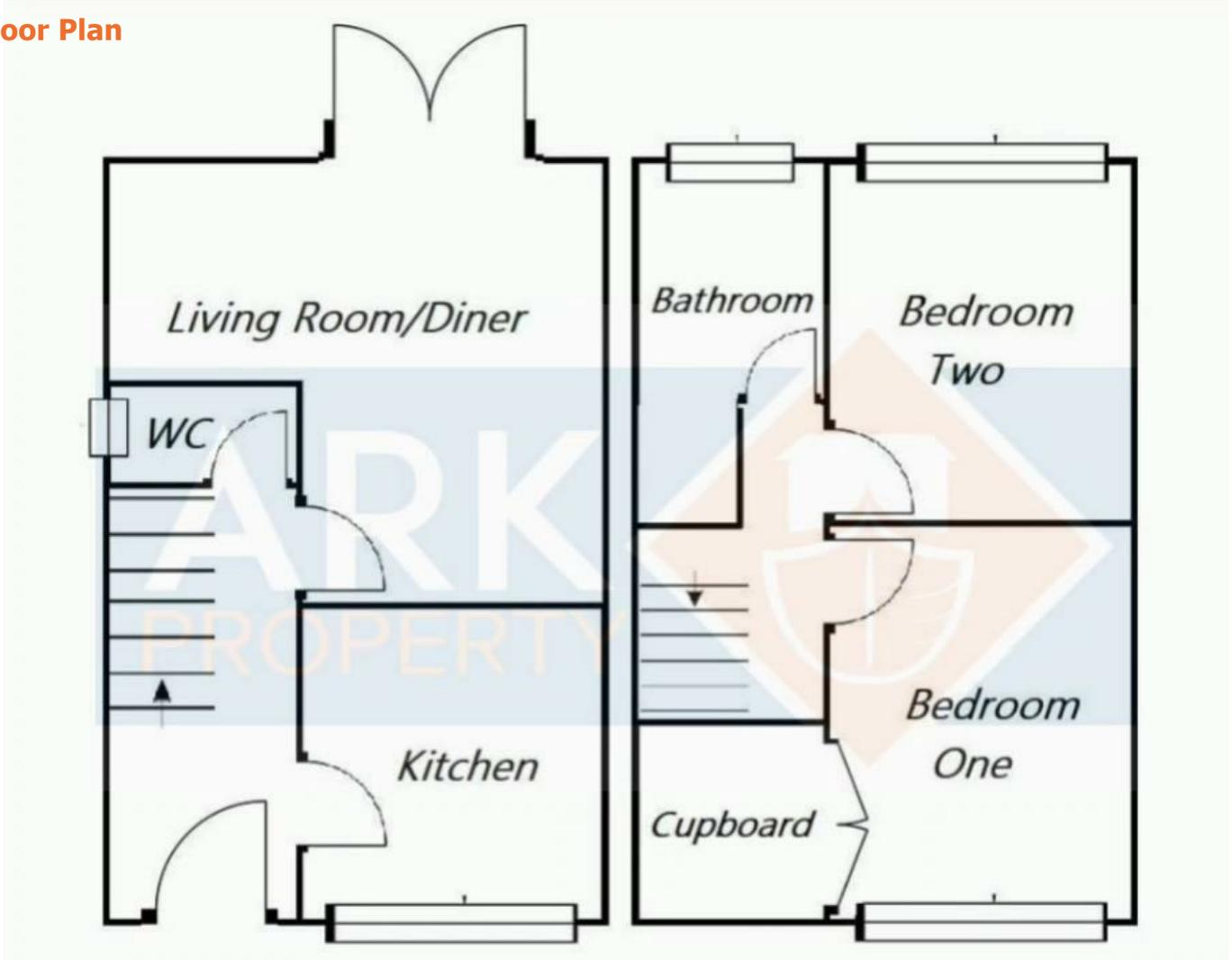
These particulars, whilst believed to be accurate

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

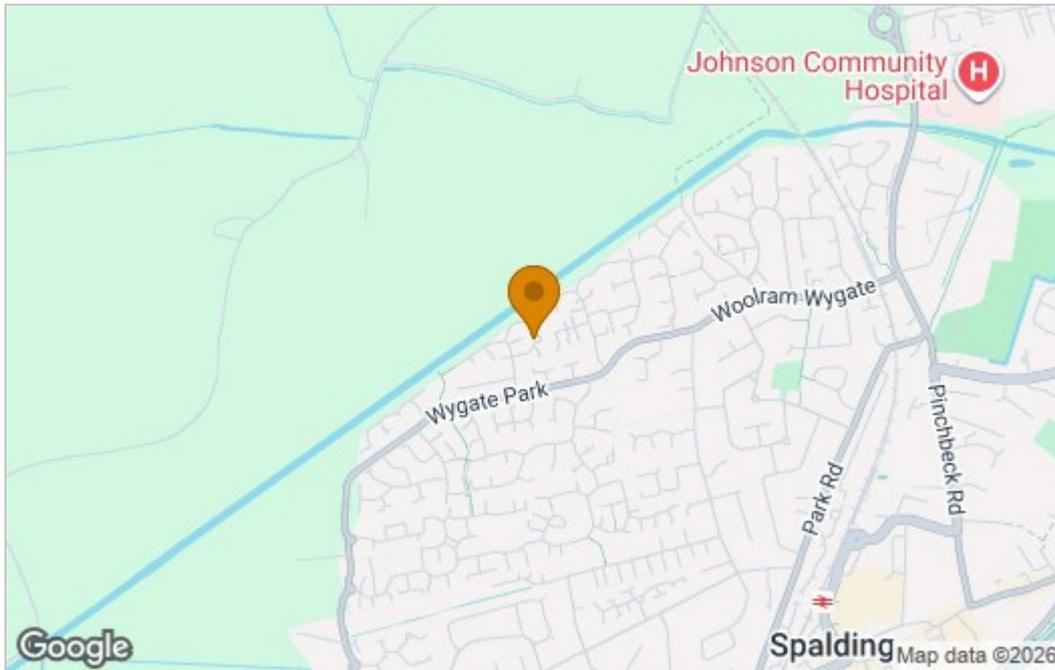




**Floor Plan**



**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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