



20 Cherrytree Grove, Spalding, PE11 2NA

£185,000

- Fantastic size rear garden
- In need of renovating throughout
- Potential to adapt
- Spacious rooms
- Within close proximity of the town centre
- Cul de sac location
- Outbuildings
- NO FORWARD CHAIN

This property is bursting with potential! Offering generously sized rooms and a large rear garden, it's the perfect blank canvas for anyone with a bit of vision. With the right touch, this three bedroom semi detached house could be transformed into a truly lovely home.

Being sold with no onward chain, this property is ready and waiting for its new owners to make it their own.

Entrance Hall 8'8" x 13'1" (2.65m x 4.00m)



UPVC door to front and window to side. Stairs to first floor landing. Laminate wood flooring. Understairs storage area.

Lounge 19'9" x 11'5" (6.03m x 3.50m)



Double glazed window to front. French doors leading to conservatory. Radiator. Wood effect flooring. Feature fireplace with brick surround. Ceiling fan.



Conservatory 8'0" x 9'11" (2.45m x 3.03m)



UPVC and brick construction with a polycarbonate roof. Sliding doors to rear garden. Tiled flooring.

Kitchen 10'9" x 12'6" (3.28m x 3.82m)



Double glazed window to rear. Matching range of base and eye level units with work surfaces over.

Tiled flooring. Radiator. Sink drainer with mixer tap over. Neff electric induction hob. Built in eye level oven and grill. Boiler. Space for fridge/freezer. Space and plumbing for washing machine.



Utility Room 14'3" x 6'11" (4.36m x 2.11m)



Door to rear garden. Window to side. Base and eye level units with work surface over. Panelled walls. Storage cupboard. Space and plumbing for washing machine.

Cloakroom



UPVC window to front. Toilet. Tiled flooring.

First Floor Landing

Double glazed window to side. Loft access. Airing cupboard with hot water tank and shelving. Carpeted.

Bedroom 1 10'9" x 12'5" (3.28m x 3.80m)



Double glazed window to rear. Wood effect flooring. Radiator.

Bedroom 2 10'9" x 11'5" (3.28m x 3.49m)



Double glazed window to rear. Wood effect flooring. Radiator.

Bedroom 3 8'9" x 7'11" (2.68m x 2.42m)

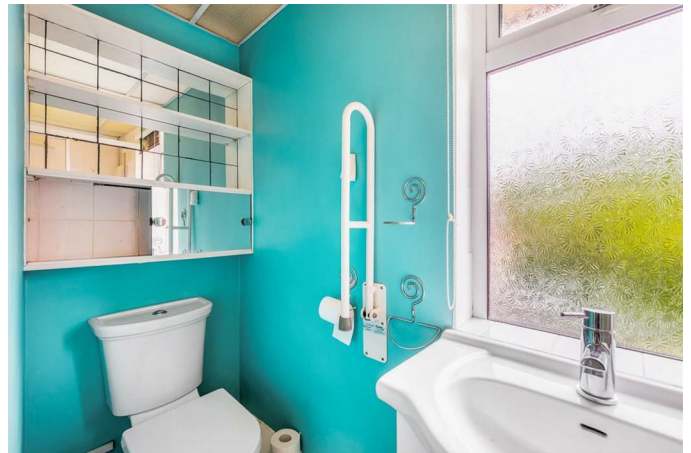


Double glazed window to front. Wood effect flooring. Radiator.

Bathroom



Double glazed window to front. Shower cubicle with shower unit. Wash hand basin set in vanity unit. Toilet. Vinyl flooring. Radiator.



Outside



The front garden has a lawn area with pathway leading to the front door. Gated access to the rear

garden.

The rear garden is enclosed by timber fencing and hedging. There is a established vegetable beds. Garden pond. Patio area. Greenhouse. Lawn area with established trees and bushes.

Property Postcode

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

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: A

Annual charge: No

Property construction: Brick built

Electricity supply: Scottish Power

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 Variable 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: Driveway

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: 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.

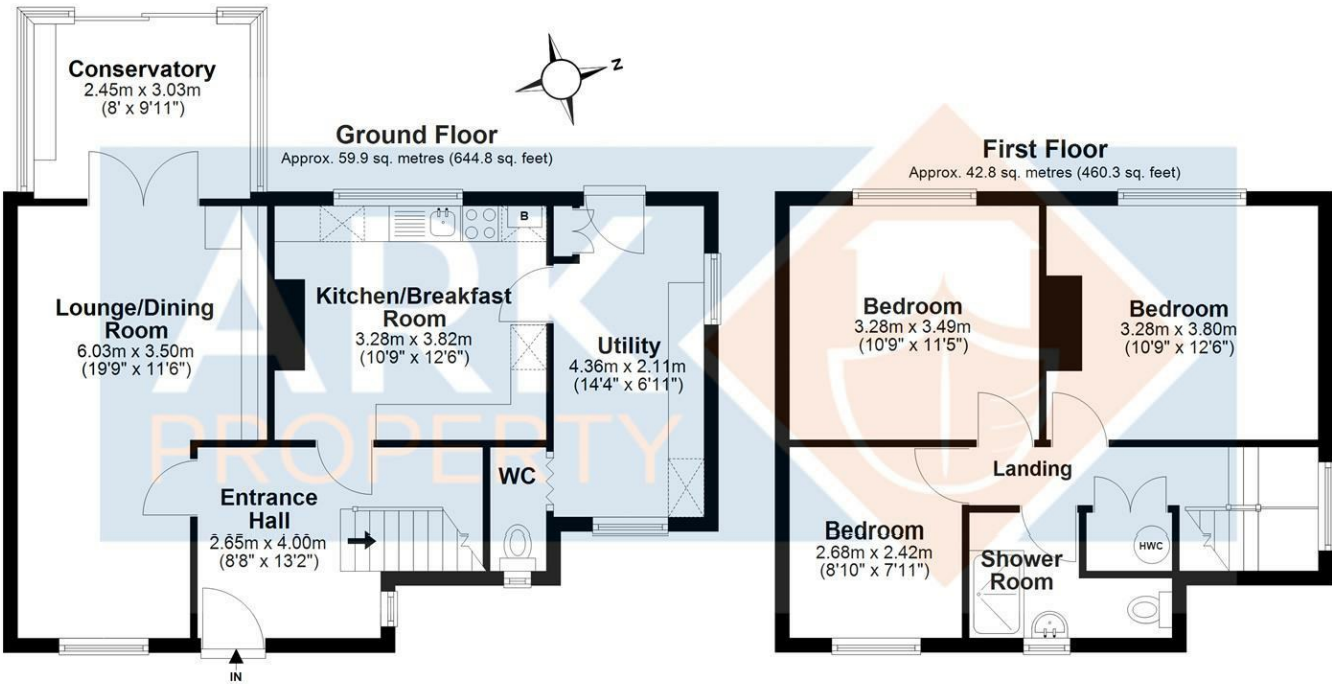
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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.



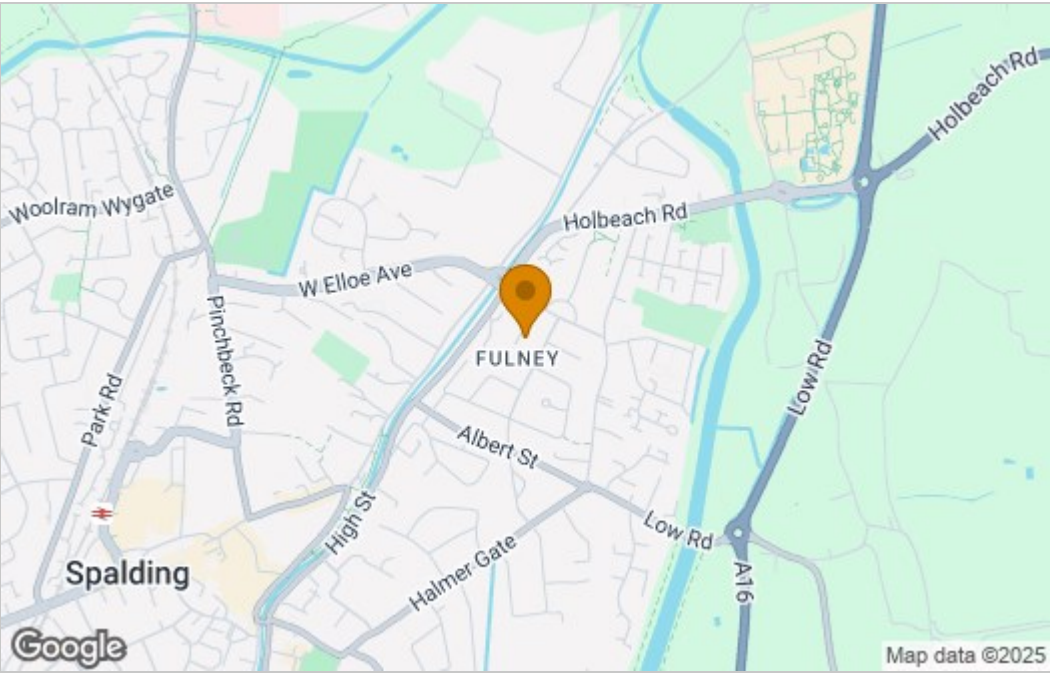
Floor Plan



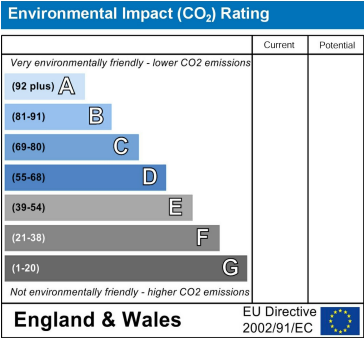
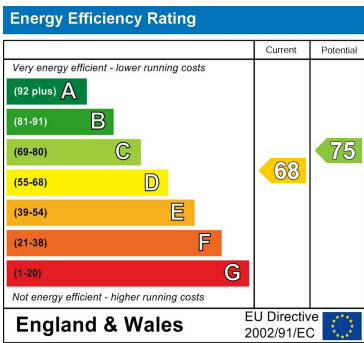
Total area: approx. 102.7 sq. metres (1105.1 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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