



47 Horseshoe Road, Spalding, PE11 3JA

£155,000

- Two-bedroom end of terrace home in a popular Spalding location
- Entrance hall, kitchen/dining room, and comfortable lounge
- Two well-proportioned bedrooms and a modern bathroom
- Front and rear gardens providing outdoor space
- Allocated parking for convenience
- Ideal for first-time buyers or investors

A well-presented two-bedroom end of terrace home situated in a popular area of Spalding. The ground floor offers an entrance hall, a spacious kitchen/dining room, and a comfortable lounge. Upstairs comprises two good-sized bedrooms and a modern bathroom. Outside, the property benefits from both front and rear gardens, along with allocated parking. Ideal for first-time buyers or investors.

Entrance Hall 10'5" x 6'10" (3.20m x 2.10m)



UPVC door to front. Wood effect flooring. Radiator. Under stairs storage cupboard.

Kitchen/Diner 10'5" x 7'11" (3.20m x 2.42m)



UPVC double glazed window to the front. Matching base and eye level units with a rolled edged work surface over. Sink and drainer with taps over. Space and plumbing for washing machine. Space for free standing cooker with extractor over. Space for fridge/freezer. Tiled splash backs. Radiator. Wood effect flooring.

Lounge 11'10" x 15'3" (3.61m x 4.66m)



UPVC double glazed window to the side. UPVC double glazed French doors to the side leading out onto the rear garden. Electric fireplace with surround and marble hearth. Radiator. Stairs leading to first floor landing.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom 1 12'0" x 11'6" (3.67m x 3.53m)



UPVC double glazed window to the side. Radiator. Large airing cupboard with shelving and further storage space.

Bedroom 2 10'6" x 7'11" (3.22m x 2.42m)



UPVC double glazed window to the front. Wood effect flooring. Radiator. Loft access.

Bathroom 7'3" x 6'10" (2.21m x 2.09m)



UPVC double glazed window to the front. Panelled bath with mixer taps with mixer shower over. Glass shower screen. Pedestal wash hand basin. Toilet. Wall mounted heated towel rail. Half height tiled walls.

Outside



To the front the property sits on a good sized corner plot. Laid to lawn with shrub borders. Side gated access leading to the rear garden.

The rear garden is enclosed by a brick wall to the front and side with panelled fencing to the rear. Laid to lawn with flower and shrub borders. Patio seating area. Shed. Outside lighting.

Property Postcode

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

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: Mains

Solar Panels: No

Other electricity sources: None

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 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: Driveway allocated parking 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: D62

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

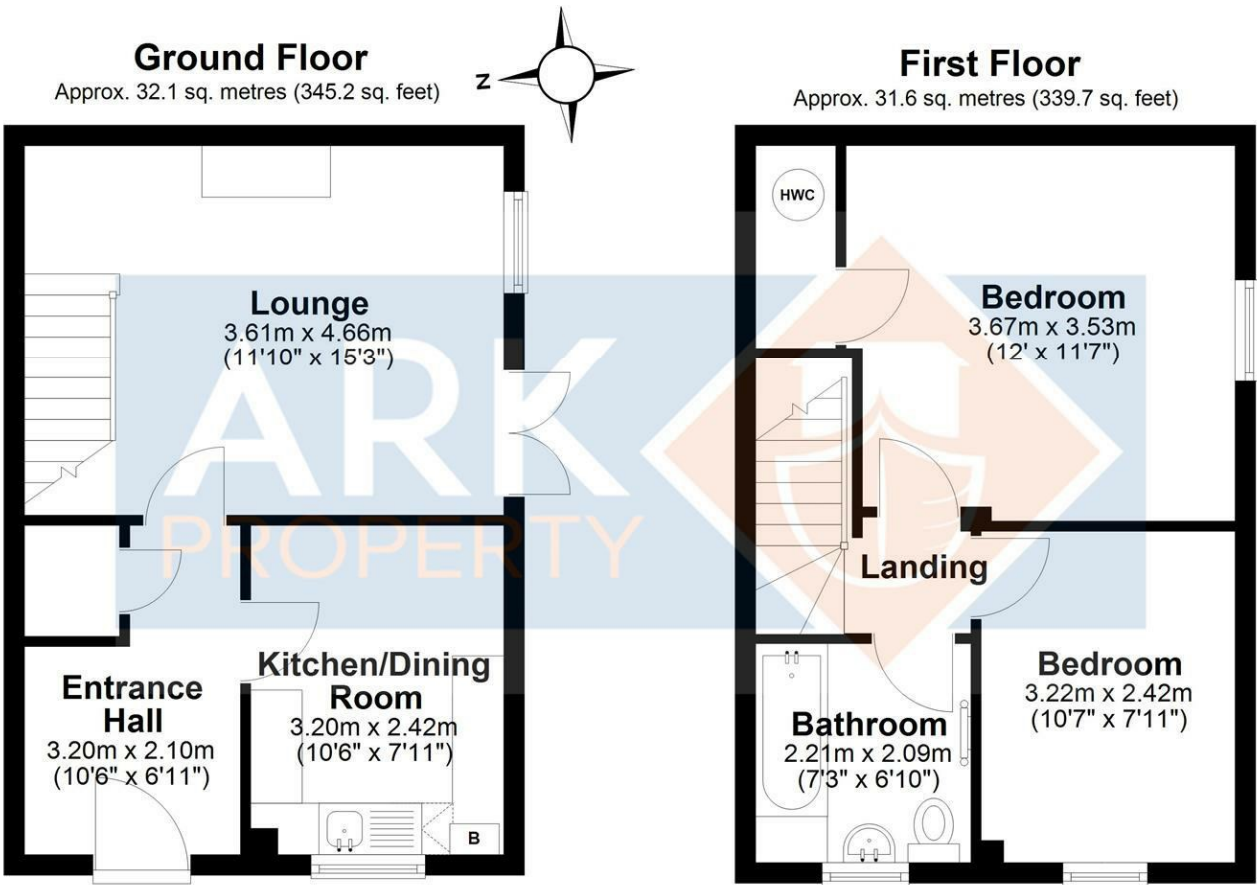
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

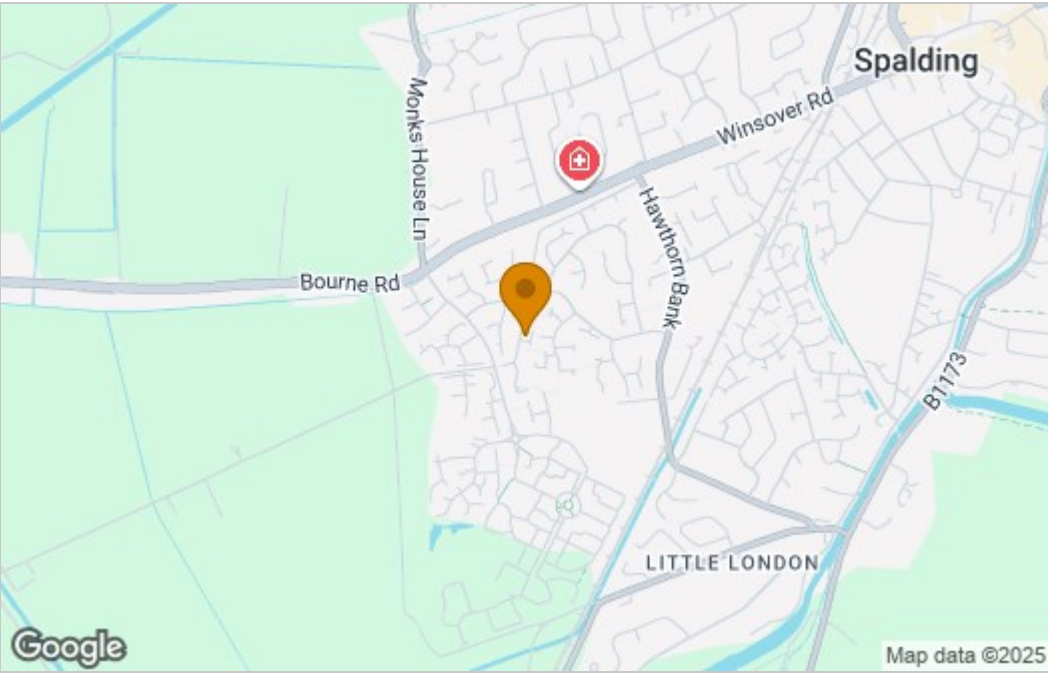
Disclaimer

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.

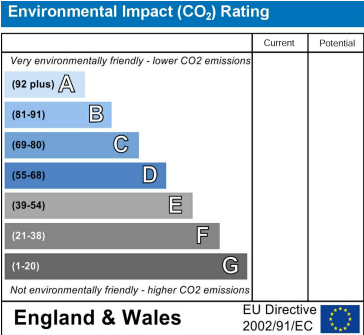
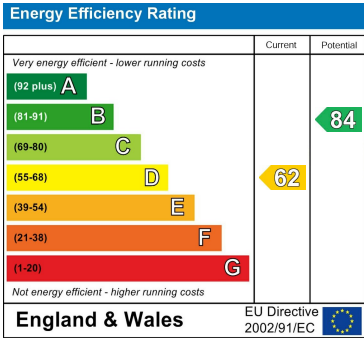
Floor Plan



Area Map



Energy Efficiency Graph



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