



## 9 Riverside Park, Spalding, PE11 2FQ

**£154,995**

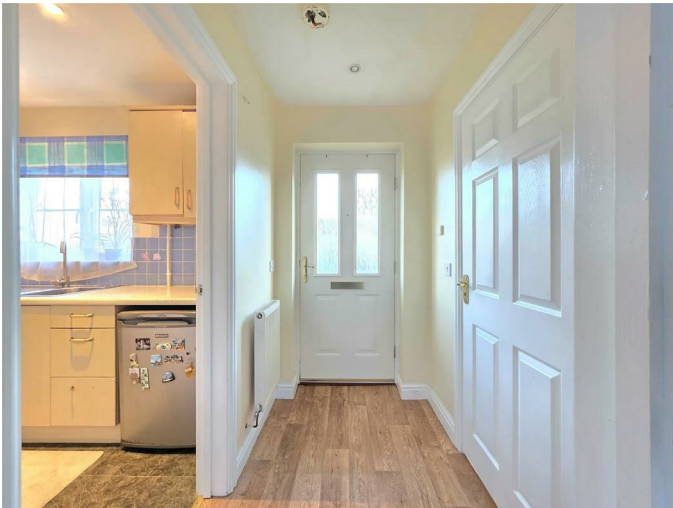
- Two-bedroom end-of-terrace home offering well-proportioned accommodation, ideal for first-time buyers, downsizers, or investors seeking a practical and comfortable layout.
- Offered for sale with no onward chain, allowing for a smoother and potentially quicker purchasing process.
- Pleasantly situated within the sought-after Riverside Park area, enjoying a quiet setting with convenient access to local amenities, green spaces, and scenic walking routes.
- Low-maintenance garden to the rear, designed for easy upkeep and providing an ideal outdoor space for relaxing or entertaining without the burden of extensive maintenance.
- Off-road parking available, ensuring convenient and secure parking close to the property.
- Well-arranged internal accommodation comprising an entrance hall, useful cloakroom, fitted kitchen, comfortable lounge, two bedrooms, and a family bathroom.



A well-presented two-bedroom end-of-terrace home offered for sale with no onward chain, ideally located in the pleasant surroundings of Riverside Park. The property benefits from off-road parking and a low-maintenance garden, making it an ideal purchase for first-time buyers, downsizers, or investors.

The accommodation comprises an entrance hall with cloakroom, a fitted kitchen, and a comfortable lounge. To the first floor are two bedrooms and a family bathroom. Conveniently positioned in a popular location, the property offers practical living with easy access to local amenities and outdoor space.

#### **Entrance Hall 6'10" x 4'1" (2.09m x 1.26m)**



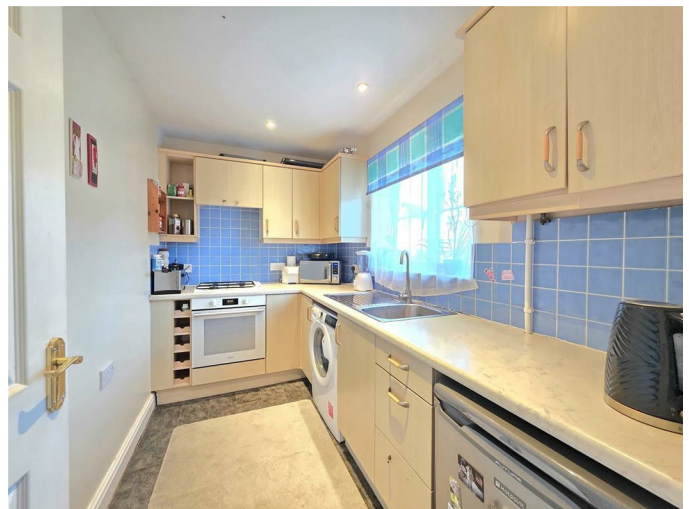
PVC entrance door to front. Skimmed ceiling. Recessed spot lighting. Radiator. Vinyl flooring. Doors to cloakroom, kitchen and lounge.

#### **Cloakroom 3'2" x 6'0" (0.99m x 1.84m)**



PVC double glazed window to front. Skimmed ceiling. Vinyl flooring. Radiator. Fitted toilet. Wash hand basin with tiled splash back.

#### **Kitchen 10'2" x 5'11" (3.10m x 1.82m)**



PVC double glazed window to front. Skimmed ceiling. Recessed spot lighting. Vinyl flooring. Radiator. Fitted with a matching range of base and eye level units with roll edge work surfaces with tiled splash back. Four ring gas hob with extractor hood over. Built in electric oven. Stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Space for fridge/freezer.

**Lounge 11'2" x 18'8" (3.42m x 5.69m)**



PVC double glazed window and door to rear. Stairs to first floor landing. Under stairs storage cupboard. Radiator.



**First Floor Landing 6'7" x 11'4" (2.03m x 3.47m)**



PVC double glazed window to rear. Skimmed ceiling. Recessed spot lighting. Radiator. Doors to bedrooms and bathroom.

**Bedroom 1 11'6" x 9'11" (3.52m x 3.03m)**



PVC double glazed window to front. Skimmed ceiling. Radiator. Built in double door wardrobe with hanging rail and shelf. Built in airing cupboard housing hot water cylinder and slatted shelving.





**Bedroom 2 11'8" x 7'8" (3.56m x 2.36m)**



PVC double glazed window to rear. Skimmed ceiling. Loft access. Radiator. Built in double door wardrobe with hanging rail and shelf.

**Bathroom 6'3" x 6'7" (1.93m x 2.02m)**



PVC double glazed window to front. Skimmed ceiling. Recessed spot lights. Vinyl flooring. Shaver point. Radiator. Fitted panel bath with chrome taps and shower attachment over. Fitted toilet. Wash hand basin. Partially tiled walls. Extractor fan.

### Outside



There is off road parking for two vehicles to the front of the property. Side gated access leading to the rear garden. The rear garden is enclosed by timber fencing. Laid to gravel. Patio area. Timber storage shed.



### Property Postcode

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

### 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: 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 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

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: C72

### 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.

### Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but

we hope you find our recommended panel competitive and helpful.

**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.



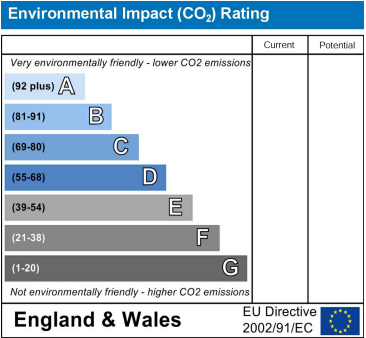
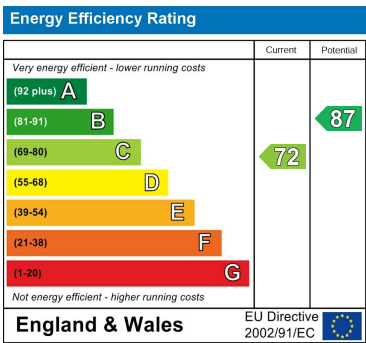
Floor Plan



Area Map



Energy Efficiency Graph



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