



48 Westside, Spalding, PE11 3WG

£165,000

- Two-bedroom semi-detached home in a popular location.
- Sold with no onward chain and vacant possession
- Modern kitchen, spacious lounge, and downstairs WC
- Two well-sized bedrooms and a four-piece family bathroom
- Off-road parking for two vehicles
- Low-maintenance garden with modern timber shed/workshop

Two Bedroom Semi-Detached House – Westside, Spalding.

Offered with no onward chain and vacant possession, this well-presented two-bedroom semi-detached home is located in the sought-after Westside area of Spalding.

The property features a welcoming entrance hallway with WC, a modern kitchen, and a spacious lounge. Upstairs offers two well-proportioned bedrooms and a stylish four-piece family bathroom.

Externally, the home benefits from off-road parking for two vehicles and a low-maintenance rear garden complete with a modern timber shed/workshop.

Ideal for first-time buyers or investors, early viewing is highly recommended.

Entrance Hall 9'11" x 6'3" (3.04m x 1.92m)

PVC glazed entrance door. Stairs to first floor landing. Radiator. Understairs store cupboard.

Lounge/Diner 14'5" x 18'3" max (4.41m x 5.58m max)

PVC glazed French doors opening on to the rear garden. Radiator.

Kitchen 15'1" x 7'4" max (4.60m x 2.24m max)

PVC double glazed window to front, wall mounted mains gas central heating boiler. Fitted base and eye level units with worktop space. Sink and drainer with mixer tap over, four ring hob with extractor hood over. Space and plumbing for washing machine, space for fridge freezer. Integrated fridge.

Cloakroom 2'10" x 5'9" (0.87m x 1.77m)

Two piece suite comprising toilet and wash hand basin. Tiled floor. Radiator.

First Floor Landing 6'5" x 2'5" (1.96m x 0.76m)

Doors to bedrooms and bathroom.

Bedroom 1 10'2" x 11'8" (3.10m x 3.58m)

PVC double glazed window to front. Double wardrobe. Radiator. Loft access.

Dressing Area 3'8" x 7'10" (1.14m x 2.41m)

PVC double glazed window to front. Fitted cupboard. Radiator. BT point.

Bedroom 2 10'6" x 9'3" (3.21m x 2.83m)

PVC double glazed window to rear. Radiator.

Bathroom 6'8" x 9'4" (2.04m x 2.86)

PVC double glazed window to rear. Fitted four piece suite comprising panelled bath with mixer tap. Wash hand basin. Toilet. Shower cubicle with fitted shower unit. Tiled flooring. Heated towel rail. Extractor fan.

Outside

There is off road parking available for two vehicles and side gated access leading to the rear garden which is enclosed by timber fence with lawn, external lights and a timber storage shed.

Property Postcode

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

Additional Information

PLEASE NOTE:

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

PLEASE NOTE:

Measurements are approximate and are intended as a guide only.

There are river walks and nearby nature reserve just a short walk away.

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 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: 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: C76

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

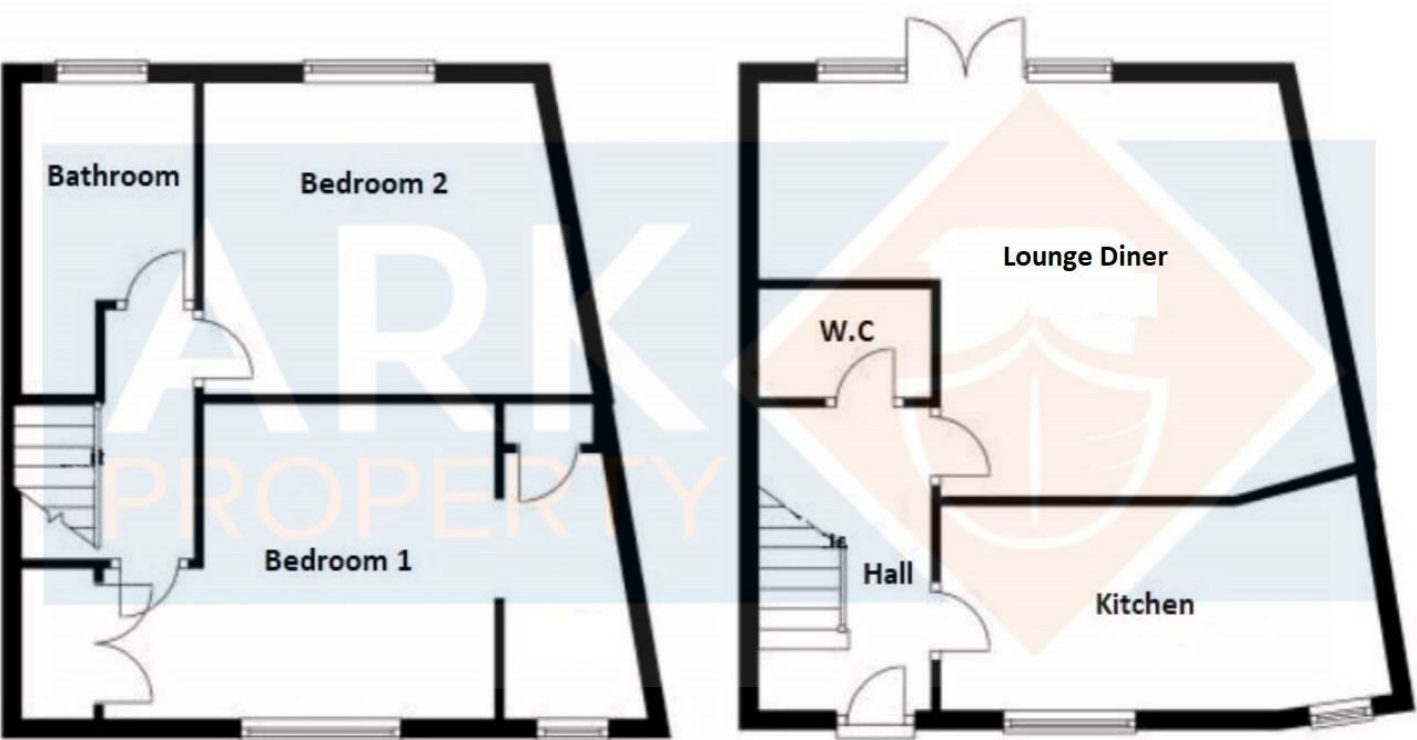
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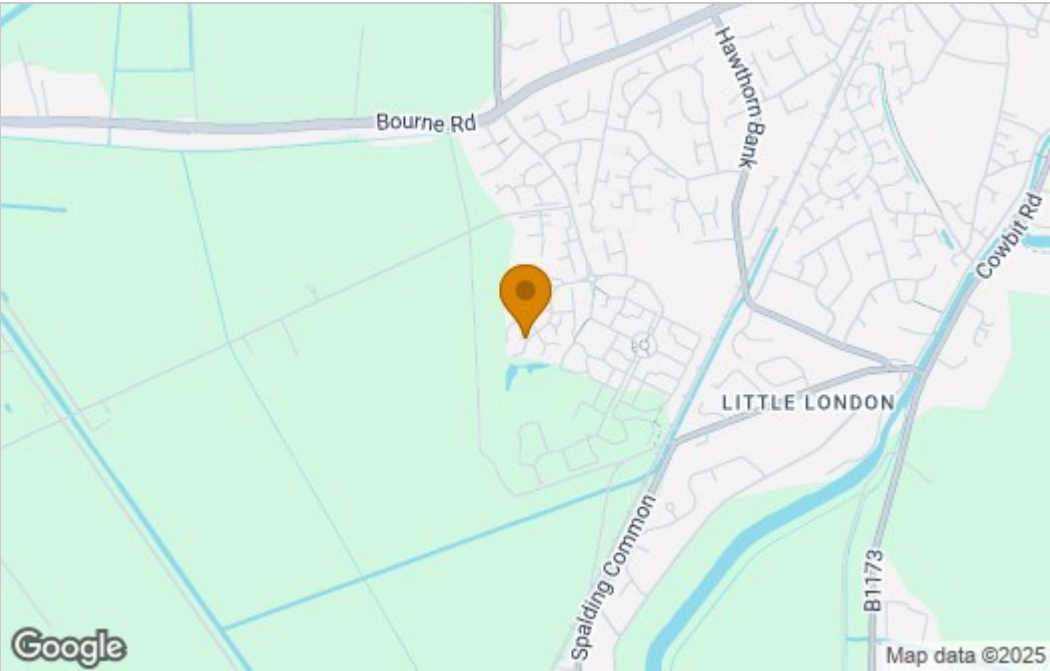




Floor Plan



Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

