



113 Chestnut Avenue, Spalding, PE11 2LQ

£185,000

- NO CHAIN
- Close to town
- Popular location
- Garage to rear
- Ample size rear garden
- Great size bedrooms
- Extended family home
- 2 Receptions rooms

Located within walking distance of town, this spacious three bedroom semi-detached home on Chestnut Avenue offers fantastic potential. With a generous rear garden, two reception rooms, and a garage with an electric door, it's perfect for those looking to make it their own. Plus, it's being sold with no chain, so don't wait. Book your viewing today!

Entrance Hall 5'10" x 6'6" (1.79 x 2.00)



Aluminium door to front with two glazed side windows. Storage cupboard. Carpeted. Stairs to first floor landing. Radiator.

Dining Room 12'6" x 10'11" (3.83 x 3.34)



Upvc window to rear aspect. Carpeted. Radiator.

Lounge 18'11" x 12'2" (5.78 x 3.71)



Upvc window to front aspect. Gas fire. Television point. Carpeted. Radiator.

Kitchen Breakfast Room 18'2" x 10'11" (5.54 x 3.34)



Upvc window to side and rear aspect. Matching wall and base units with worksurface over. Stainless steel half bowl sink with mixer tap over. Free standing gas oven and hob with extractor over. Space and plumbing for washing machine. Pull out larder. Tiled effect vinyl flooring. Part tiled splashback.

Rear Lobby

Upvc door to side leading to rear garden. Door to cloakroom.

Cloakroom

Upvc window to rear aspect. Toilet.

First Floor Landing

Upvc window to front elevation. Loft access. Carpeted. Airing cupboard.

Bedroom One 12'9" x 12'2" (3.90 x 3.71)



Upvc window to rear elevation. Built in wardrobes. Carpeted. Radiator.

Bedroom Two 12'6" x 10'11" (3.83 x 3.35)



Upvc window to rear elevation. Carpeted. Radiator.

Bedroom Three 8'0" x 7'11" (2.44 x 2.43)



Upvc window to front elevation. Small cupboard over the stairs. Carpeted. Radiator.

Shower Room 6'4" x 5'6" (1.95 x 1.68)



Upvc window to side elevation. Separate shower cubicle. Wash hand basin. Toilet. Fully tiled walls. Vinyl flooring. Radiator.

Garage 20'1" x 11'7" (6.14 x 3.55)

Upvc window to side and rear aspects. Power and lighting. Single up and over electric door.

Outside



Property Postcode

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

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.

Verified Material Information

Tenure: Freehold
Council tax band: A
Annual charge: No charge
Property construction: Brick
Electricity supply: Supply available
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains Drainage

Heating: Gas Central Heating

Heating features: None

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 and O2 is Limited over Voice and Data. Vodafone is Limited over Voice but None over Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone are all Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Rivers and the Sea - Medium. Surface Water - Very Low.

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: Please refer to SHDC planning portal for any relevant planning applications in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D

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.

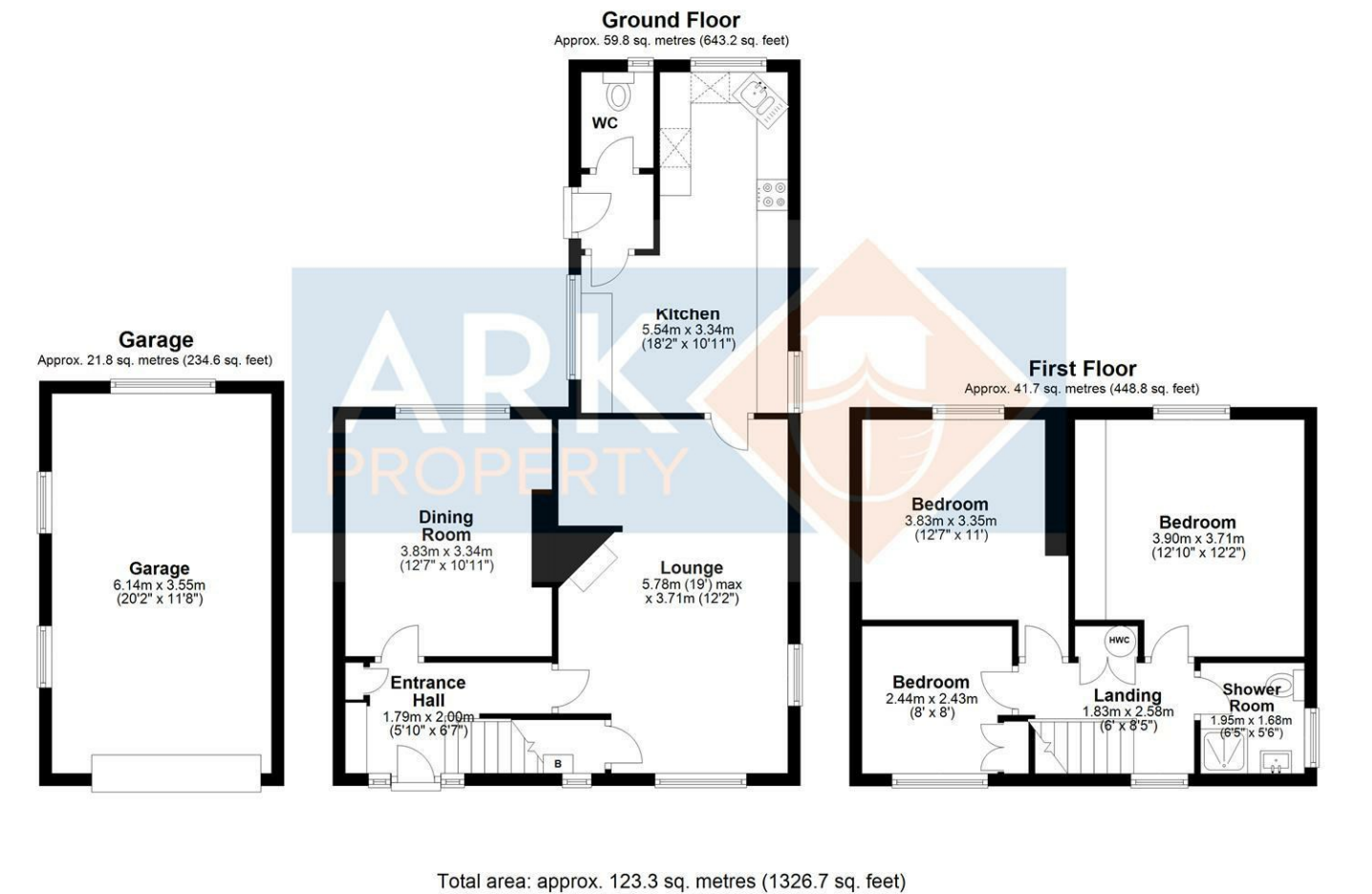
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

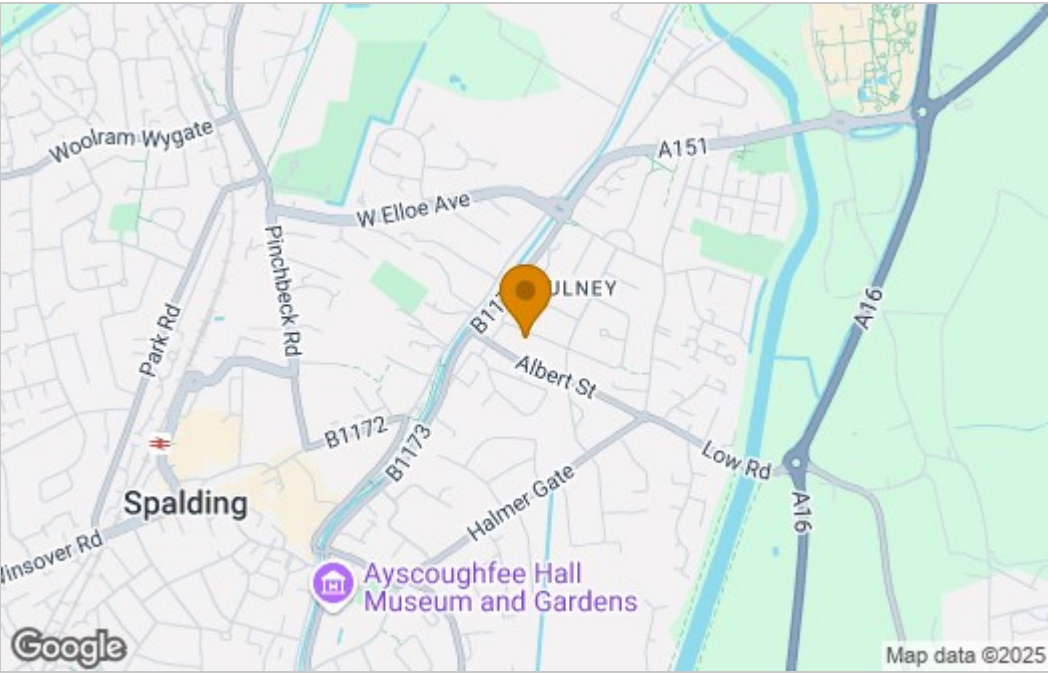
These particulars, whilst believed to be accurate

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.

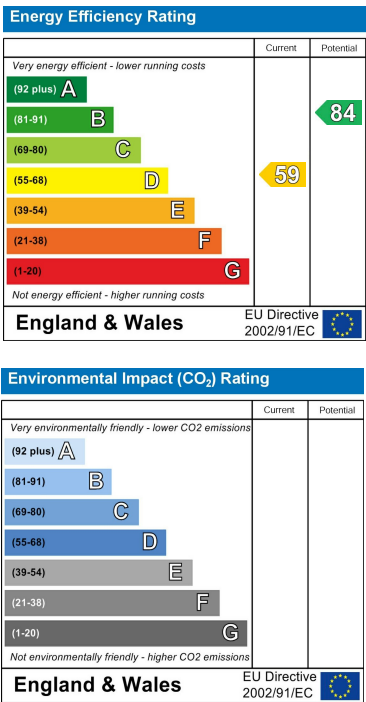
Floor Plan



Area Map



Energy Efficiency Graph



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