



111 Chestnut Avenue, Spalding, PE11 2LQ

£165,000

- Great size rear garden
- Good frontage, potential for off road parking to front (stp)
- In need of modernising
- Potential to be a lovely home

- Good size bedrooms
- Nice flowing layout
- Two reception rooms
- No forward chain

In need of modernisation but full of potential, this property on Chestnut Avenue is ideally located within a short walk of the town centre and offers an excellent opportunity to create a wonderful family home.

The house features a traditional layout with generously sized rooms throughout, including three bedrooms and well-proportioned living space. To the rear, a good-sized garden provides plenty of scope for outdoor enjoyment or further enhancement.

Offered for sale with no onward chain, this is a fantastic opportunity for buyers looking to add their own style and value. Early viewing is recommended.

Entrance Hall 5'10" x 10'10" (1.79m x 3.31m)



UPVC door to front. Stairs to first floor landing. Carpeted.

Lounge 12'6" x 10'10" (3.83m x 3.31m)



UPVC window to rear. Feature fireplace. Radiator. Carpeted.

Kitchen 5'9" x 12'2" (1.77m x 3.71m)



UPVC window and door to rear. Matching base and eye level units with work surface over. Tiled splash backs. Space for cooker. Extractor hood. Boiler. Space for fridge/freezer. Radiator. Vinyl flooring.

Dining Room 12'7" x 12'2" (3.84m x 3.72m)



UPVC window to front and side. Radiator. Carpeted.

First Floor Landing 5'10" x 9'7" (1.80m x 2.93m)



UPVC window to front. Built in cupboard. Carpeted.

Bedroom 1 12'3" x 13'7" (3.75m x 4.16m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 2 10'8" x 9'8" (3.27m x 2.95m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 3 8'0" x 7'10" (2.45m x 2.40m)



UPVC window to front. Radiator. Carpeted.

Shower Room 6'5" x 5'7" (1.96m x 1.71m)



UPVC window to side. Corner shower cubicle. Wash hand basin. Toilet. Partially tiled walls. Tiled flooring.

Outside



The front of the property has a pathway leading to the front door. Lawn area.

The rear garden is enclosed by timber fencing and hedging. Lawn area.

Utility Room 10'0" x 7'1" (3.07m x 2.16m)



Brick built. Door to side. Sink unit.

Store 4'6" x 4'1" (1.38m x 1.25m)

Toilet

Window to side. Toilet.

Property Postcode

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

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: B

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus

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: On street parking

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: D58

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

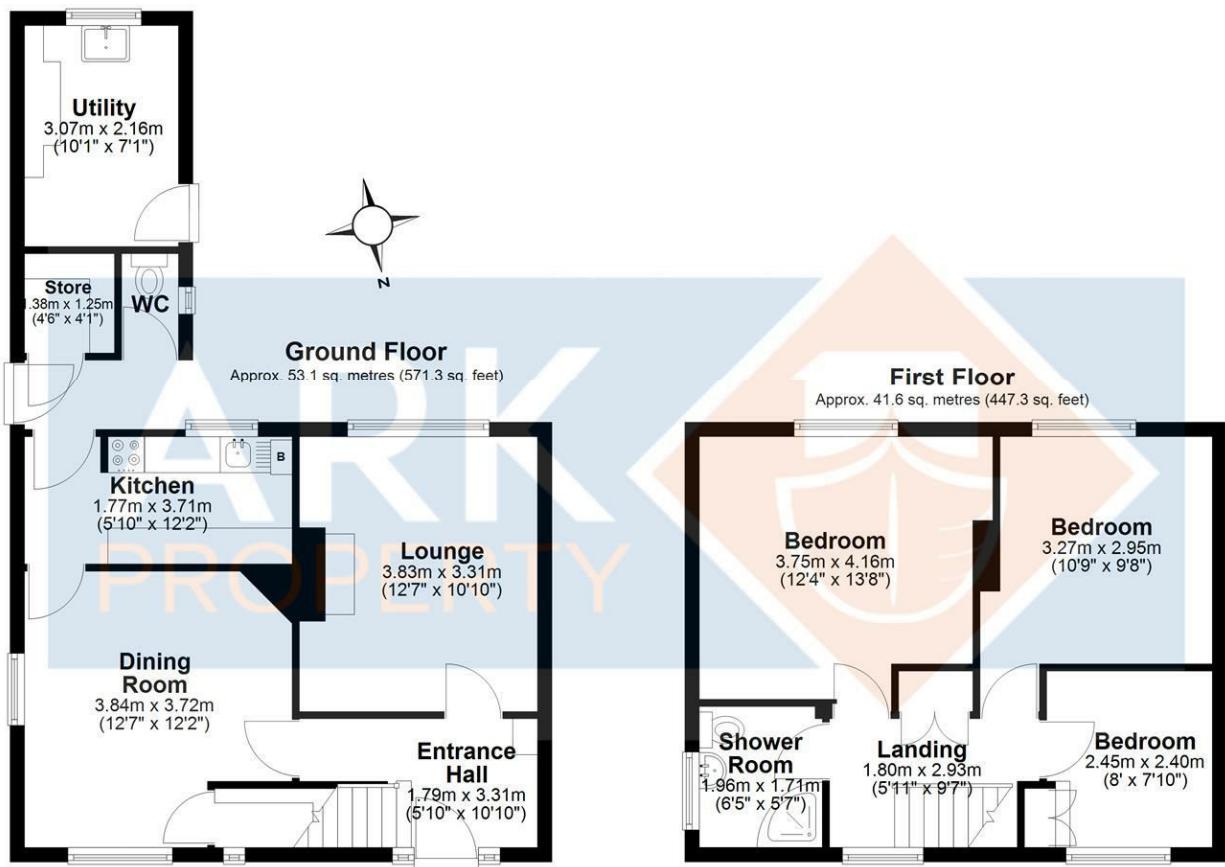
We can also offer full Financial and Solicitor services.

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

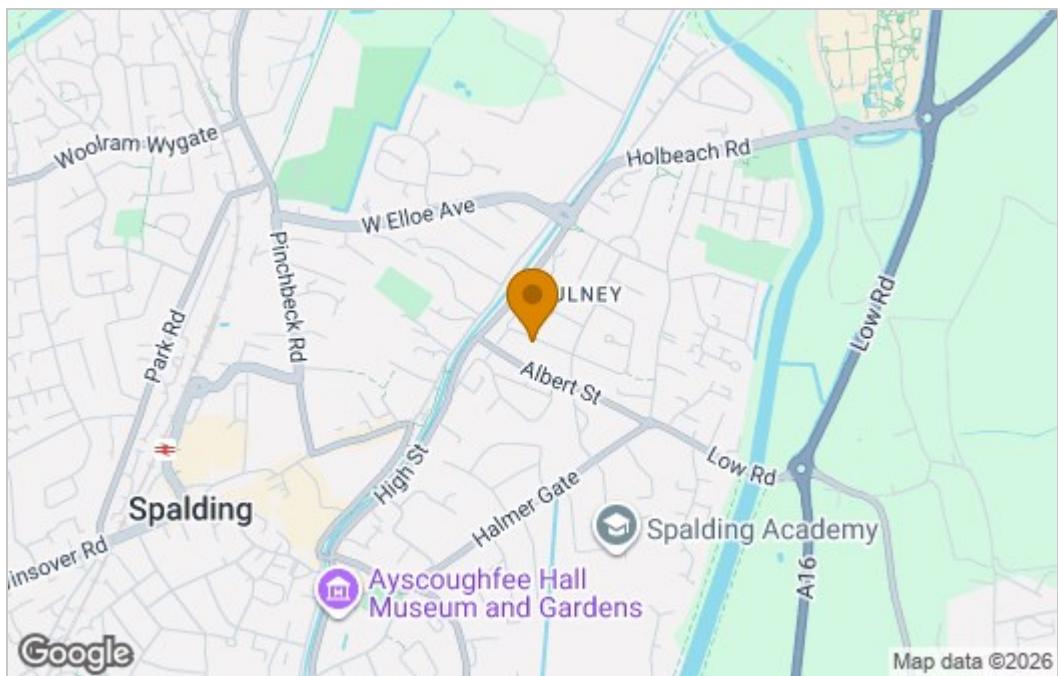
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Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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