

54 Matmore Gate, Spalding, PE11 2PN

£195,000

Well presented three bedroom townhouse located in the popular residential area of Clay Lake. The property is situated close by to all local amenities, local Primary and High School and a short distance from Spalding Town Centre. In brief the property comprises of entrance hallway, cloakroom, kitchen diner and door opening to the integral single garage. The first floor offers, living room and bedroom one with ensuite and to the second floor is two further bedrooms and family bathroom. Enclosed rear garden, mainly laid to lawn.

Entrance Hallway

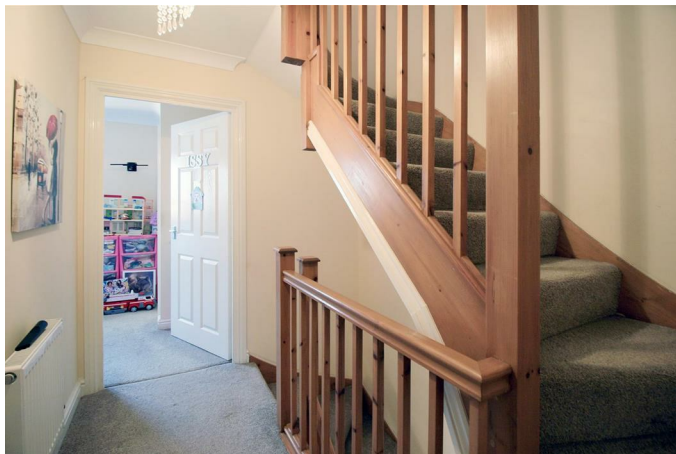
Composite entrance door to front aspect. Stairs to first floor landing. Under stairs storage cupboard. Door to garage.

Cloakroom

Toilet. Wash hand basin. Radiator.

Kitchen 15'5" x 7'3" (4.71 x 2.22)

Upvc window to rear aspect. Upvc doors opening to garden. Base and wall units with work surface over. Four ring electric hob with integrated electric oven under and extractor over. Stainless steel sink with mixer tap over. Space for fridge freezer. Space and plumbing for washing machine. Radiator.

First Floor Landing

Stairs to second floor landing. Radiator.

Living Room 15'5" x 13'0" (4.71 x 3.98)

Two Upvc windows to front elevation. Radiator.

Bedroom One 12'4" x 11'0" (3.77 x 3.36)

Upvc window to rear elevation. Radiator.

Ensuite 7'7" x 4'11" (2.32 x 1.52)

Upvc window to rear elevation. Shower cubicle with full height tiling and power shower with glass door. Toilet. Wash hand basin. Extractor fan. Shaver point.

Second Floor Landing 6'9" x 6'7" (2.06 x 2.02)

Loft access. Airing cupboard with hot water cylinder and slatted shelving.

Bedroom Two 15'5" x 9'4" (4.72 x 2.85)

Upvc window to front elevation. Radiator. Over stairs cupboard.

Bedroom Three 15'5" x 7'8" (4.70 x 2.36)

Upvc window to rear elevation. Radiator.

Bathroom 8'5" x 6'8" (2.57 x 2.05)

Paneled bath with chrome mixer taps over and hand held shower attachment. Part tiled walls. Toilet. Wash hand basin. Extractor fan. Shaver point. Radiator.

Garage 15'9" x 8'1" (4.82 x 2.48)

Up and over door. Power and lighting.

Rear Garden

Enclosed with timber fencing. Mainly laid to lawn. Outside water tap.

Property Postcode

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

Council Tax Band: C

Additional Information

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

Viewing

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.

Offers 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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

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 your funds from your solicitor.

Ark Property Centre

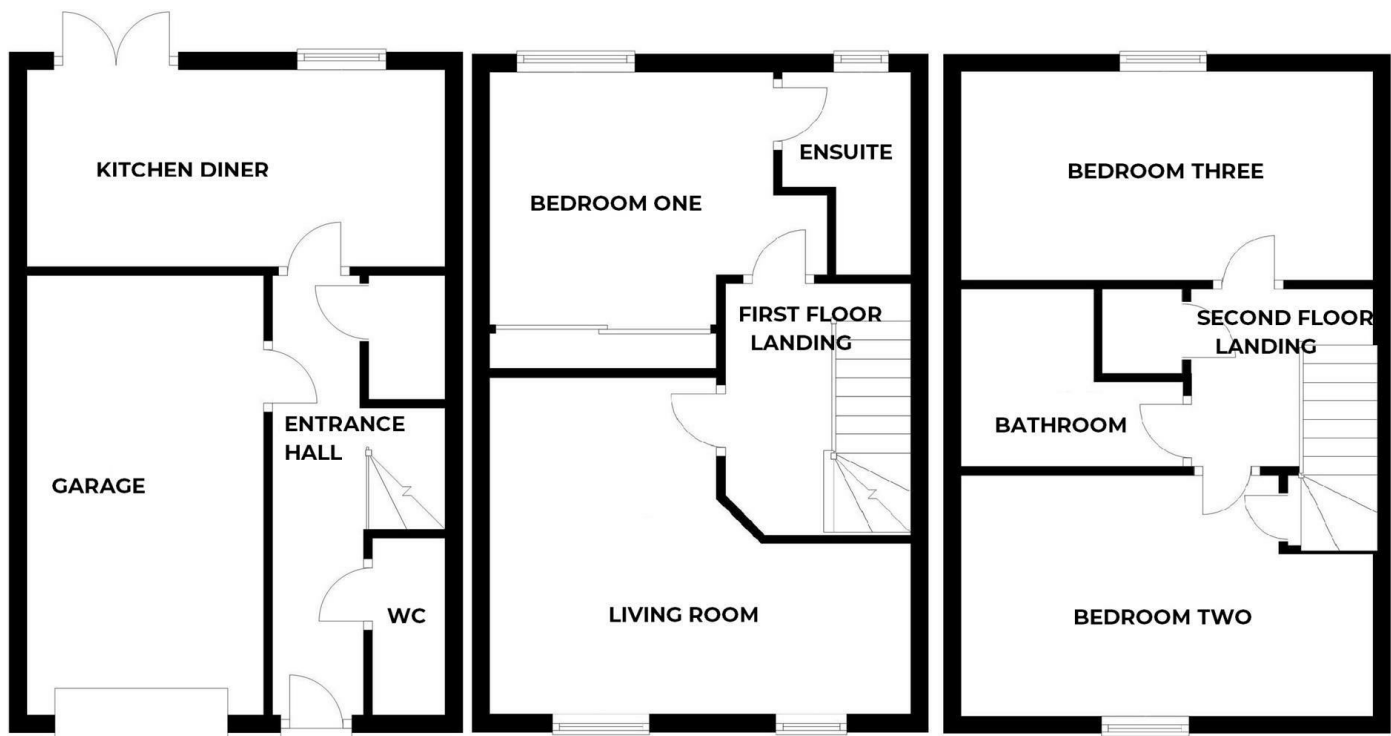
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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		
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