



## 4 Woodrow Place, Spalding, PE11 1BF

**£145,000**

- Two-bedroom mid-terrace home in a sought-after Spalding location.
- Spacious lounge and fitted kitchen with ground floor WC.
- Modern family bathroom and well-proportioned bedrooms.

- Allocated parking space to the rear of the property.
- Enclosed rear garden.
- Ideal for first-time buyers looking for a low-maintenance home
- Available under the South Holland Low Cost Housing Scheme

Two Bedroom Terrace – Woodrow Place, Spalding. Located in a popular residential area, this well-presented two bedroom terrace offers comfortable modern living. The ground floor features a welcoming lounge, fitted kitchen, and convenient WC. Upstairs, a landing leads to two bedrooms and a family bathroom. Outside, the enclosed rear garden has a patio and low-maintenance gravel area – perfect for relaxing or entertaining. The property also benefits from allocated parking.

**Lounge 12'9" x 12'7" (3.91m x 3.84m)**



PVC double glazed entrance door to front. PVC double glazed window to front. Radiator. Stairs to first floor landing. Wall mounted electric consumer unit. Door to kitchen.



**Kitchen 9'6" x 12'7" (2.91m x 3.84m)**



PVC double glazed door to rear. PVC double glazed window to rear. Coving to ceiling. Vinyl flooring. Radiator. Fitted with a matching range of base and eye level units with roll edge work surface over and tiled splash backs. Four ring gas hob with extractor hood over. Built in electric oven. Space and plumbing for washing machine. Space for fridge/freezer. Stainless steel sink unit with chrome mixer tap. Door to cloakroom.



**Cloakroom 5'6" x 3'1" (1.68m x 0.94m)**



Coving to ceiling. Extractor fan. Radiator. Vinyl flooring. Fitted close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back.

**First Floor Landing 15'11" x 6'10" (4.87m x 2.09m )**



Coving to ceiling. Doors to bedrooms and bathroom.

**Bedroom 1 8'8" x 12'7" (2.66m x 3.85m)**



PVC double glazed window to rear. Coving to ceiling. Radiator.



**Bedroom 2 8'0" x 8'8" (2.46m x 2.66m)**



PVC double glazed window to front. Coving to ceiling. Radiator. Double doors opening to walk in wardrobe 1.14m x 1.80m with fitted shelving. Wall mounted mains gas central heating boiler.



**Bathroom 5'8" x 6'3" (1.73m x 1.91m)**



Coving to ceiling. Recessed spot lighting. Vinyl flooring. Radiator. Shaver point. Fitted panelled bath with chrome mixer tap and shower attachment over. Glass shower screen. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap. Partially tiled walls.



## Outside



There is a low maintenance courtyard area with iron railings and gate and a pathway leading to the front door. Lawn area.

The rear garden is enclosed by timber fencing. Patio area. Laid to gravel. Paved area for a timber shed. Rear gate leading to allocated parking. Outside cold water tap. Outside light.



## Property Postcode

For location purposes the postcode of this property is: PE11 1BF

## Additional Information

### PLEASE NOTE:

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

PLEASE NOTE: This property is being sold under

the South Holland Low Cost Housing Scheme. All interested purchasers should contact South Holland District Council to confirm eligibility.

## 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: Allocated 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: C78

## 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**

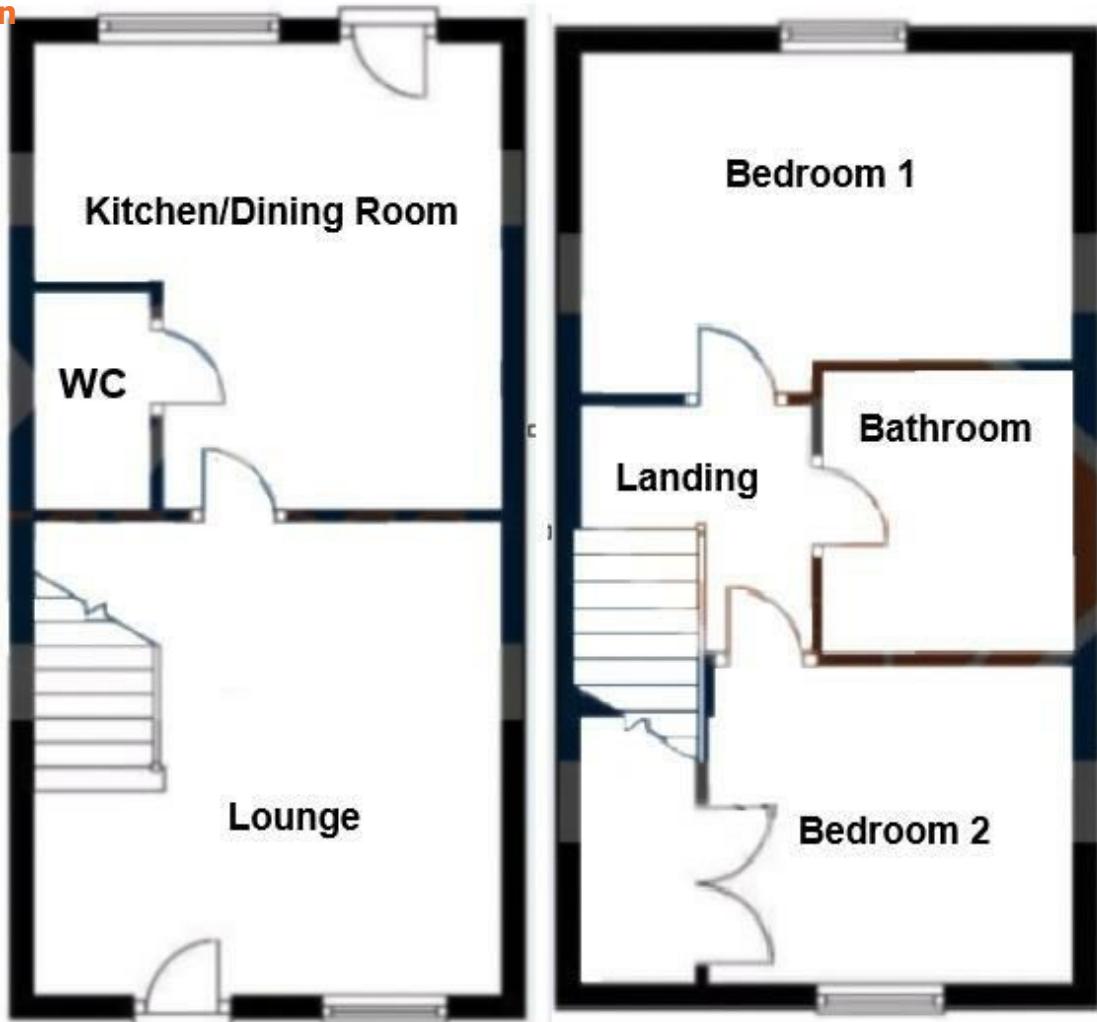
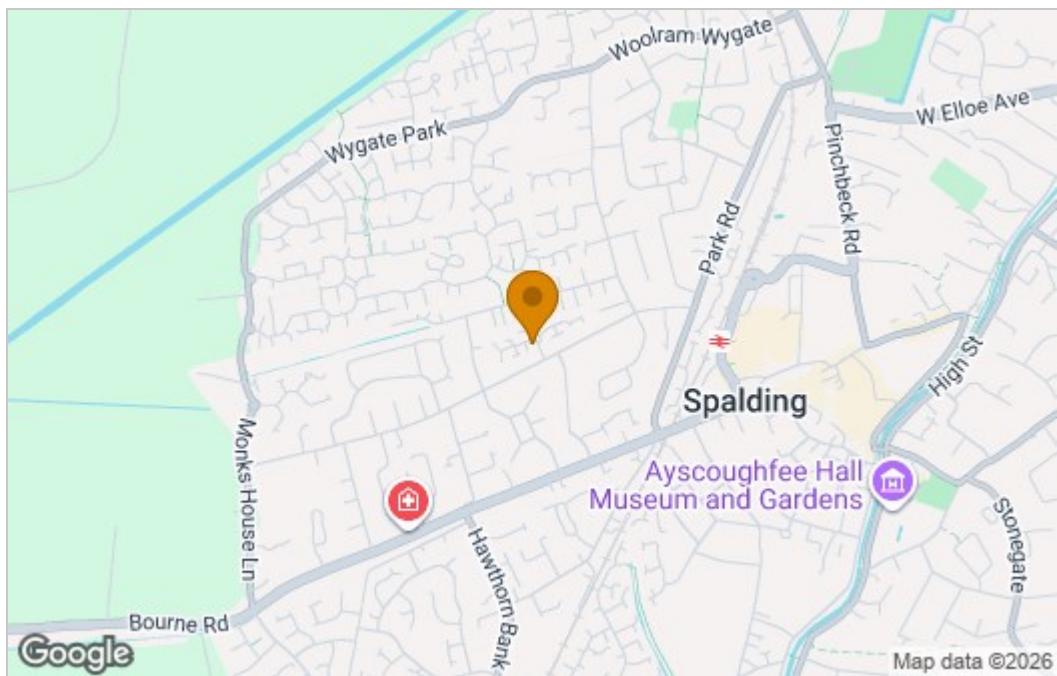
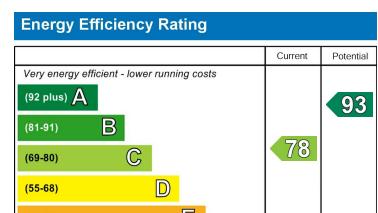
We can also offer full Financial and Solicitor services.

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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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>