



## Wallis House Holland Road, Spalding, PE11 1UL

**£160,000**

- Off road parking
- Low maintenance rear garden
- Popular location
- Open plan living space
- Easy access for the town centre
- Neutral decor
- Great first time or investment property
- No forward chain

Located in the centre of Spalding, this beautifully presented property would make the perfect first home or investment opportunity.

The property benefits from off-road parking and a low maintenance rear garden. Internally, it features neutral décor throughout, making it ready to move straight into.

Offered with no onward chain, this is an ideal opportunity not to be missed. Book your viewing today.

### Entrance Hall

UPVC door to front. Stairs to first floor landing.

### Kitchen/Diner/Lounge 23'7" x 6'6" (7.21m x 2.00m)



UPVC window to front. UPVC Double glazed window and door to rear. Radiator. Matching base and eye level units with work surfaces over. Sink with drainer and mixer tap. Integrated washing machine, dishwasher, cooker and hob with extractor over. Breakfast bar with additional storage under. Tiled flooring and carpeted.

### Cloakroom



Toilet. Wash hand wash basin. Radiator. Tiled flooring.

### First Floor Landing

Doors to bedrooms and bathroom. Carpeted.

### Bedroom 1 12'7" x 10'2" (3.86m x 3.12m)



UPVC window to front. Radiator. Carpeted.

### Bedroom 2 10'5" x 6'9" (3.20m x 2.08m)



UPVC window to rear. Radiator. Carpeted.

**Bathroom 6'7" x 6'7" (2.03m x 2.01m)**

UPVC window to rear. Shower cubicle with shower over. Toilet. Wash hand wash basin. Wood effect flooring .

**Outside**

To the front of the property there is a block paved driveway with parking for two vehicles and pathway to the front entrance door. The side gate gives access to the side of the property with further space for storage.

The rear garden is paved and decked giving a low maintenance entertaining area.

**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

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

**Anti-money Laundering (AML) Checks**

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

**Verified Material Information**

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

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: Driveway

Building safety issues: No

Restrictions: The tree in the back garden has a Preservation Order.

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: B82

### **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**

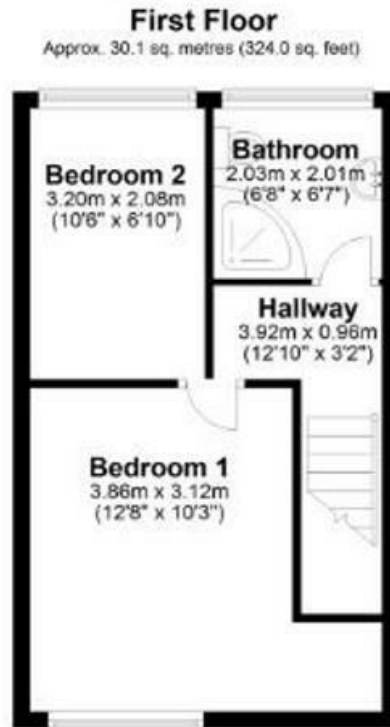
We can also offer full Financial and Solicitor services.

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

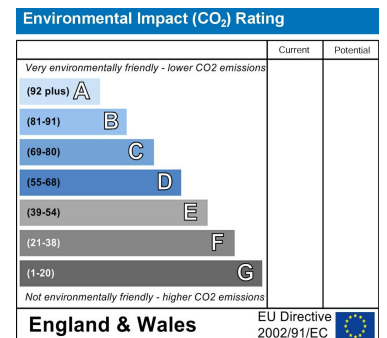
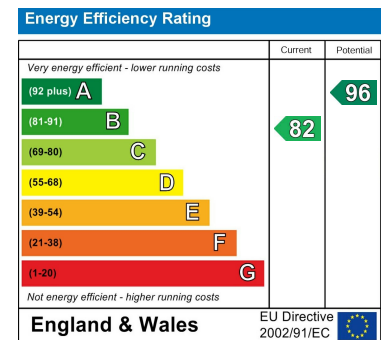


Total area: approx. 60.2 sq. metres (648.2 sq. feet)  
**Wallis house**

## Area Map



## Energy Efficiency Graph



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