



6 Tiber Court, Spalding, PE11 3WQ

£170,000

- Off road parking to the front
- Low maintenance rear garden
- Neutral decor throughout
- Popular estate location
- En-suite to main bedroom
- Semi detached house
- Priced to sell
- No chain

Located in the sought-after area of Woolram Wygate, this attractive semi-detached property is offered with no onward chain.

The home features a popular layout with a natural flow throughout the ground floor, leading to a private, low-maintenance rear garden. Upstairs, the master bedroom benefits from its own en-suite, adding a touch of convenience and comfort.

An excellent opportunity to secure a well-presented home in a desirable location – early viewing is highly recommended.

Entrance Hall

UPVC door to front. Stairs to first floor accommodation. Radiator.

Lounge 11'7" x 14'11" (3.55m x 4.55m)



UPVC double glazed window to rear. UPVC double glazed French doors opening out onto the rear garden. Radiator. Under stairs storage cupboard.



Cloakroom



Toilet. Pedestal wash hand basin with mixer tap over and tiled splash back. Radiator. Extractor fan.

Kitchen 9'4" x 7'10" (2.85m x 2.39m)



UPVC double glazed window to front. Matching base and eye level units with a work surface over. Sink inset with drainer with mixer taps over. Integrated electric oven and grill. Four burner Zanussi gas hob and Zanussi extractor over. Cupboard housing wall mounted gas fired boiler. Integrated fridge. Integrated freezer. Integrated dishwasher. Space for free standing washing machine.

First Floor Landing

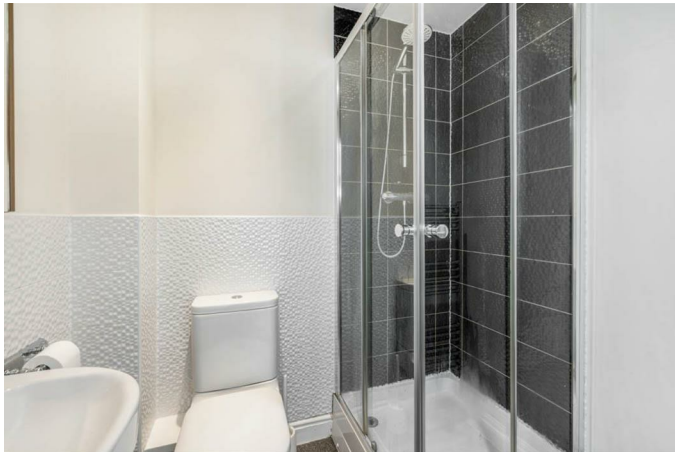
Loft access. Airing cupboard with shelving.

Bedroom 1 10'0" x 10'1" (3.06m x 3.08m)



UPVC double glazed window to front. Radiator. Built-in wardrobe with shelving and hanging space.

En-suite 6'1" x 4'6" (1.87m x 1.38m)



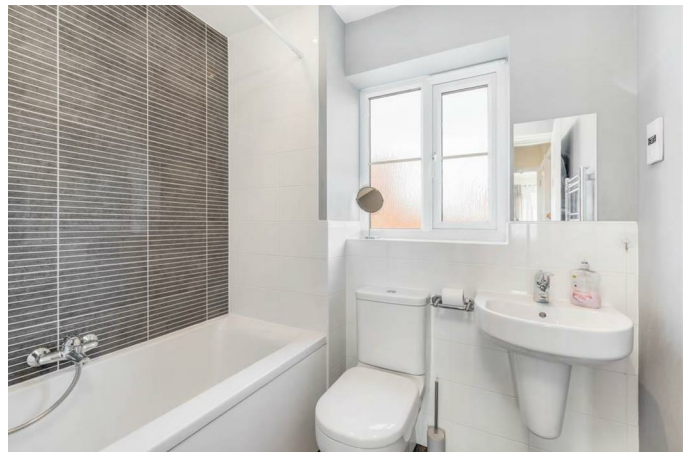
Tiled shower cubicle with a built-in mixer shower over. Toilet. Wash hand basin with mixer tap over. Shaver point. Half height tiled walls. Extractor fan. Wall mounted heated towel rail.

Bedroom 2 10'1" x 7'10" (3.09m x 2.41m)



UPVC double glazed window to rear. Radiator.

Bathroom 6'2" x 6'8" (1.89m x 2.04m)



UPVC double glazed window to rear. Panelled bath with side mounted mixer tap over and mixer shower over. Toilet. Wash hand basin with mixer tap over. Wall mounted heated towel rail. Shaver point. Tiled splash backs. Extractor fan.

Outside



To the front of the property has blocked paved off road parking for two vehicles. Pathway leading to the front door.

Rear gated access leads to the low maintenance rear garden enclosed by timber fencing. Patio seating area. Laid to decorative chippings and shrubs. Outside cold water tap. Outside light.

Property Postcode

For location purposes the postcode of this property is: PE11 3WQ

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: A

Annual charge: Paid to RMG £97 per 6 months

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: C77

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

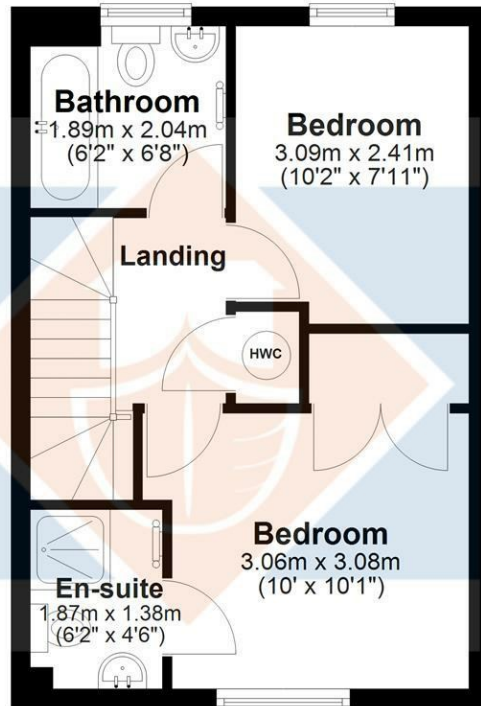
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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**Ground Floor**

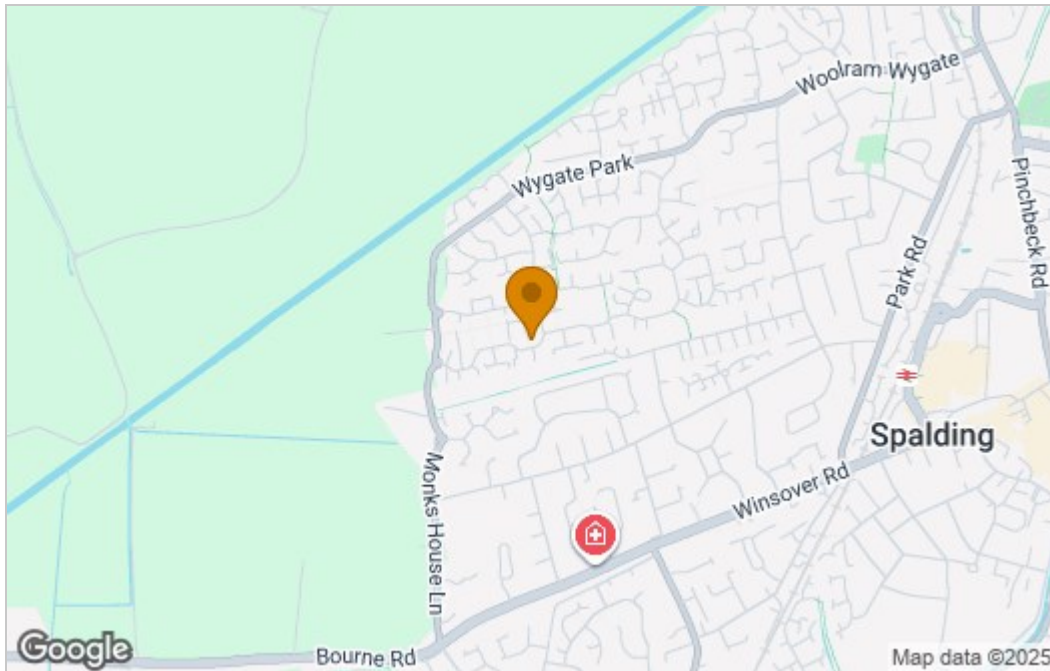
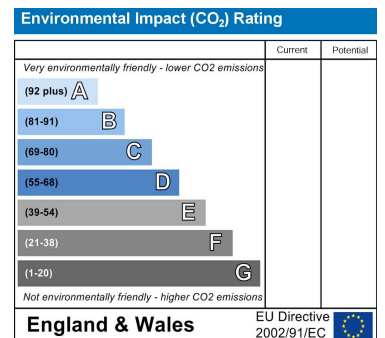
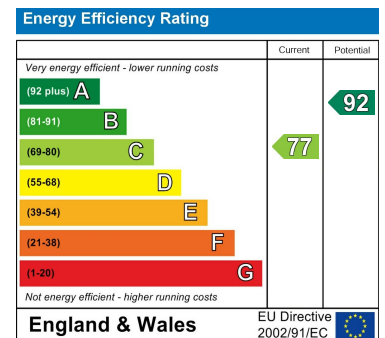
Approx. 30.7 sq. metres (330.0 sq. feet)

**First Floor**

Approx. 31.3 sq. metres (337.0 sq. feet)

**Total area: approx. 62.0 sq. metres (667.0 sq. feet)**

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**

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