



20 Juniper Crescent, Spalding, PE12 6FD

£175,000

Ideal family home or investment property. Three bedroom end terraced property situated on the outskirts of Spalding Town Centre, close by to local amenities, Primary and Secondary Schools and the A16 with road links to Peterborough and Boston. The property comprises of entrance hallway, cloakroom, living room and kitchen diner. The first floor comprises of master bedroom with en-suite, two further bedrooms and family bathroom. Enclosed rear garden mainly laid to lawn with paved area ideal for seating and entertaining.

Entrance Hall 8'10" x 3'1" (2.71m x 0.94m)



Entrance door to front aspect. Carpeted. Radiator. Stairs to first floor landing.

Cloakroom 2'9" x 4'5" (0.86m x 1.36m)

Window to front aspect. Toilet. Wash hand basin. Vinyl flooring.

Lounge 11'5" x 14'4" (3.50m x 4.39m)



Window to front aspect. Carpeted. Radiator.

Kitchen 9'5" x 14'8" (2.88m x 4.49m)



Window to rear aspect. Base and wall units with work surface over. Integrated oven, hob and

extractor hood over. Wall mounted boiler. Sink. Space for freestanding fridge freezer, washing machine and dishwasher. Part tiled splashback wall. Understairs cupboard.

Landing 5'4" x 5'10" (1.64m x 1.78m)

Carpeted.

Bedroom One 9'4" x 9'6" (2.86m x 2.92m)



Window to front elevation. Carpeted. Radiator.

Ensuite 4'9" x 6'5" (1.46m x 1.98m)



Window to front. Part tiled walls. Radiator. Shower cubicle. Carpeted. Toilet. Wash hand basin.

Bedroom Two 9'3" x 8'2" (2.84m x 2.49m)



Window to rear elevation. Carpeted. Radiator.

Bedroom Three 6'4" x 10'2" (1.94m x 3.11m)



Window to front elevation. Carpeted. Radiator.

Bathroom 6'7" x 6'10" (2.02m x 2.09m)



Window to side elevation. Toilet. Wash hand basin. Part tiled walls. Panelled bath. Toilet. Wash hand basin. Vinyl flooring.

Exterior



Property Postcode

For location purposes the postcode of this property is: PE12 6FD

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: 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: Driveway
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: TBC

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.

Disclaimer

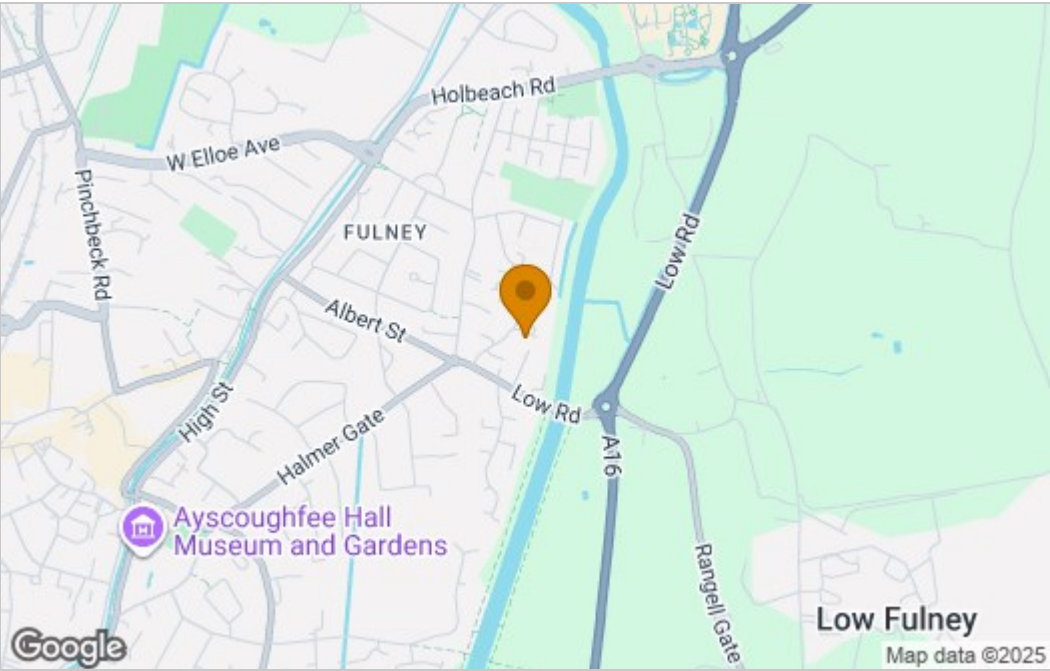
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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 FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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Energy Efficiency Graph

