



5 Roman Bank, Spalding, PE11 2HN

£84,000

- 40% share offered through the Amplius shared ownership scheme – an ideal route onto the property ladder
- Modern three-storey layout providing spacious and flexible living accommodation
- Ground floor with entrance hall, utility room, and garage access
- First floor features a kitchen/diner, lounge, and convenient WC
- Top floor with three good-sized bedrooms and a contemporary family bathroom
- Off-road parking to the front and a private enclosed rear garden for outdoor enjoyment

Modern Three-Storey Townhouse – Available via Amplus Shared Ownership

This stylish and well-presented three-storey townhouse offers contemporary living across three generous floors, ideal for families or professionals alike. With a 40% share available on the Amplus shared ownership scheme, the property features an entrance hall with utility area and internal access to the garage.

On the first floor, you'll find a spacious kitchen/diner, separate lounge, and convenient WC. The top floor boasts three good-sized bedrooms and a modern family bathroom.

Additional benefits include off-road parking to the front and a private, enclosed rear garden – perfect for outdoor entertaining or relaxing.

A fantastic opportunity to step onto the property ladder in a modern home with flexible ownership options.

Entrance Hall 15'5" x 8'6" (4.70m x 2.60m)



Composite glazed entrance door to front. Laminate flooring. Stairs to first floor landing. Wall mounted electric consumer unit. Radiator. Built in understairs storage. Door to utility room.

Utility Room 7'2" x 8'6" (2.20m x 2.60m)



PVC double glazed door to rear. Skimmed ceiling. Extractor fan. Fitted base unit with roll edge work surface and matching up stand. Space and plumbing for washing machine. Mains gas central heating boiler. Laminate flooring. Pedestrian door to garage.

First Floor Landing 17'3" x 6'8" (5.28m x 2.04m)



PVC double glazed window to front. Skimmed ceiling. Carpeted. Stairs to second floor landing. Doors to lounge, cloakroom and kitchen.

Cloakroom 5'1" x 4'6" (1.56m x 1.38m)

PVC double glazed window to rear. Skimmed ceiling. Extractor fan. Radiator. Vinyl flooring. Close coupled toilet with push button flush. Wall mounted wash hand basin with chrome mixer tap and tiled splash back.

Kitchen 10'11" x 13'6" (3.35m x 4.12m)

PVC double glazed window to rear. Skimmed ceiling. Vinyl flooring. Radiator. Matching wall and base units with roll edge work surface and matching upstand. Four ring gas hob with stainless steel extractor hood over. Integrated electric oven and grill. Radiator. Space for fridge/freezer. Space and plumbing for dishwasher.

Lounge 11'8" x 11'4" (3.57m x 3.46m)

PVC double glazed window to front. Skimmed ceiling. Radiator. Carpeted.

Second Floor Landing 8'7" x 6'5" (2.63m x 1.97m)

Skimmed ceiling. Loft access. Radiator. Carpeted. Doors to bedrooms and bathroom.

Bedroom 1 10'6" x 11'6" (3.22m x 3.51m)



PVC double glazed window to rear. Skimmed ceiling. Radiator. Carpeted.

Bedroom 2 11'7" x 8'7" (3.55m x 2.64m)



PVC double glazed window to front. Skimmed ceiling. Radiator. Carpeted.

Bedroom 3 7'6" x 9'4" (2.31m x 2.85m)



PVC double glazed window to front. Skimmed ceiling. Radiator. Carpeted.

Bathroom 6'1" x 6'5" (1.86m x 1.97m)



PVC double glazed window to rear. Skimmed ceiling. Extractor fan. Vinyl flooring. Chrome wall mounted heated towel rail. Panelled bath with chrome mixer tap and thermostatic bar shower over and glass shower screen. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back.

Outside



There is a low maintenance block paved gravel frontage providing off road parking for two vehicles. Path leading to the front door and garage. The rear garden is laid to lawn and enclosed by timber fencing with planted border and gated access to the front. Outside lighting. Cold water tap.

Garage 22'11" x 9'3" (7.00m x 2.83m)

Up and over vehicular door to front. PVC double glazed window to rear. Skimmed ceiling.

Property Postcode

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

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: Leasehold

Council tax band: C

Charges: £357.43 rent per month paid to Longhurst/Amplus

Property construction: Timber frame building

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 Limited 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 and Single Garage

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: B84

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

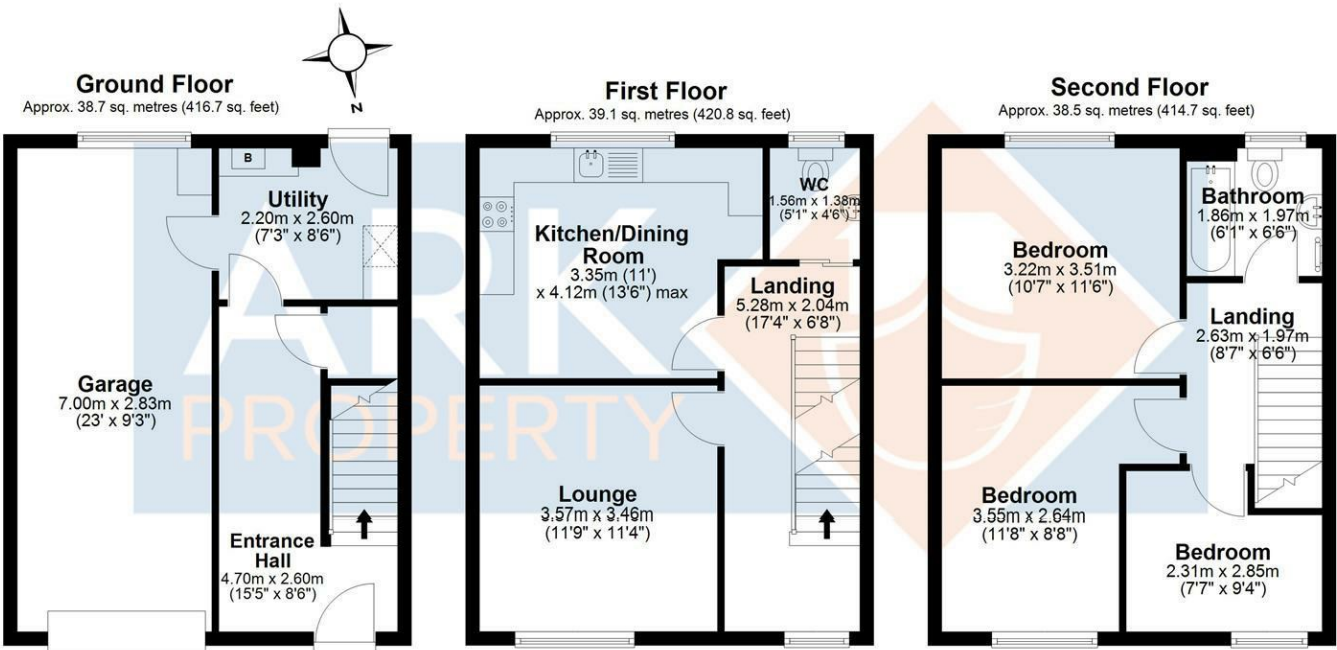
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

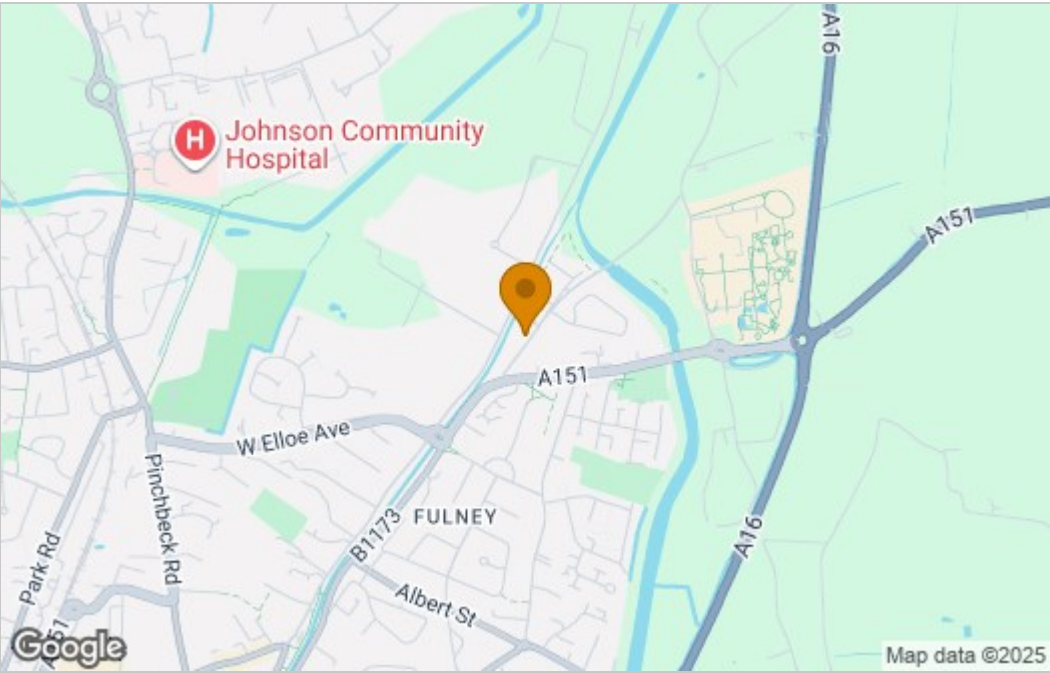
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Floor Plan

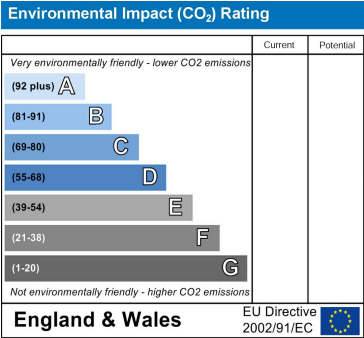
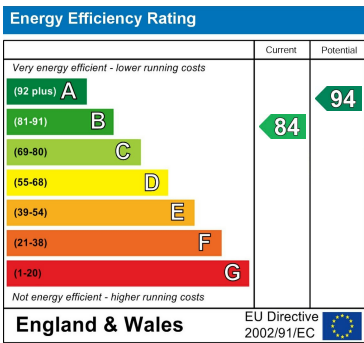


Total area: approx. 116.3 sq. metres (1252.1 sq. feet)

Area Map



Energy Efficiency Graph



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