



## 37 High Street, Spalding, PE11 1TX

**£149,500**

- Town centre location
- Low maintenance rear garden
- Three storey house
- Neutral deco throughout
- Perfect for first time buyer and investors
- Good size rooms and layout
- Cellar
- Priced to sell !!!

Located in the heart of the town, this neutrally decorated three-bedroom, three storey home is ideally positioned close to the river. Offered for sale with no onward chain, the property is ready for immediate occupation. The accommodation boasts spacious rooms, including two reception rooms, and a low maintenance rear garden, making it ideal for both families and professionals seeking central living.

**Lounge 12'4" x 11'8" (3.78m x 3.57m)**



Entrance door and window to front. Fireplace with wooden surround and tiled hearth. Radiator. Carpeted.

**Dining Room 8'5" x 9'3" (2.58m x 2.82m)**



Window to rear. Built in storage cupboard. Radiator. Carpeted. Stairs to first floor landing.

**Kitchen 8'7" x 8'10" (2.62m x 2.70m)**



Window and door to rear. Matching base and eye level units with worktops over. Sink unit with mixer

tap. Tiled splash backs. Integrated electric hob with extractor hood over. Built in electric oven. Space and plumbing for washing machine. Space for fridge/freezer. Radiator. Wood effect flooring.

**First Floor Landing**

Door to bedroom and bathroom. Stairs to second floor.

**Bedroom 1 12'7" x 12'0" (3.84m x 3.66m)**



Window to front. Radiator. Carpeted. Built in storage cupboard.

**Bathroom 8'8" x 6'1" (2.65m x 1.86m)**



Window to rear. P shaped bath with shower attachment over. Glass shower screen. Wash hand basin with tiled splash back. Toilet. Wall mounted heated towel rail. Wood effect flooring. Built in storage cupboard.

**Bedroom 2 12'6" x 11'8" (3.83m x 3.56m)**

Window to front. Radiator. Carpeted.

### Bedroom 3



Window to rear. Radiator. Carpeted. Built in storage cupboard housing boiler.

### Cellar 9'3" x 11'9" (2.82m x 3.59m)

### Outside



The rear garden is enclosed by brick walling. Patio area. There are two brick built stores.

### Property Postcode

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

### 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: 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: On street 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: D67

### **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.

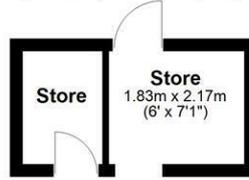
### **Disclaimer**

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**

**Outbuilding to Rear**  
Approx. 6.5 sq. metres (69.8 sq. feet)



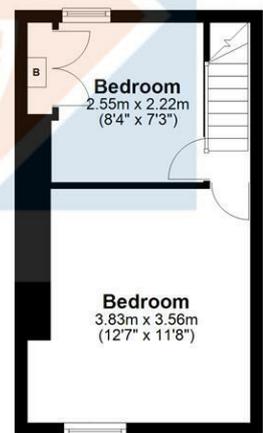
**Ground Floor**  
Approx. 31.5 sq. metres (339.0 sq. feet)



**First Floor**  
Approx. 23.7 sq. metres (254.7 sq. feet)



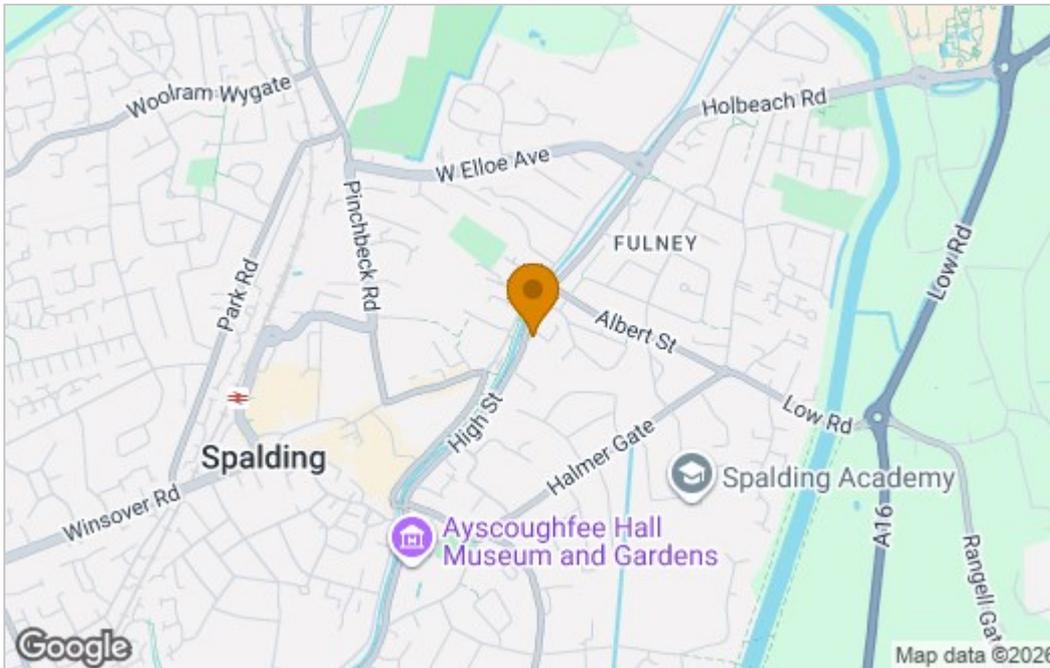
**Second Floor**  
Approx. 22.9 sq. metres (246.6 sq. feet)



Total area: approx. 94.7 sq. metres (1019.2 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**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ  
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

