



3 Perry Close, Spalding, PE11 3ZS

£48,000

- 30% Shared Ownership
- 2 Bedrooms
- Popular estate location
- Low maintenance rear garden
- Open plan living/kitchen space

- Overlooking the green to the front
- A must view!

30% Shared Ownership – Modern Two-Bedroom Home in Woolram Wygate

Situated in a popular area of Woolram Wygate and overlooking a lovely green to the front, this beautifully presented property offers an ideal opportunity to take your first step onto the property ladder through shared ownership.

The ground floor features a modern open-plan kitchen and living space, perfect for both relaxing and entertaining. Upstairs, you'll find two generous double bedrooms, providing comfortable and versatile accommodation.

Outside, the property benefits from a low-maintenance rear garden and allocated parking to the rear.

Homes like this are rarely available, don't miss your chance to view!

Entrance Hall

UPVC door with matching side panel to front. Cupboard housing central heating boiler and plumbing for washing machine.

Open Plan Living 21'2" x 13'1" (6.46m x 4.01m)



UPVC window to rear and door to rear garden. Fully fitted kitchen comprising of wall and base units with worksurfaces over. Stainless steel sink drainer. Built in oven with gas hob and extractor fan over. Space for fridge/freezer. Radiator.



Cloakroom



UPVC double glazed window to front. Wash hand basin. Toilet. Wood effect flooring.

First Floor Landing 6'7" x 6'7" (2.01m x 2.01m)



Doors to bedroom and bathroom.

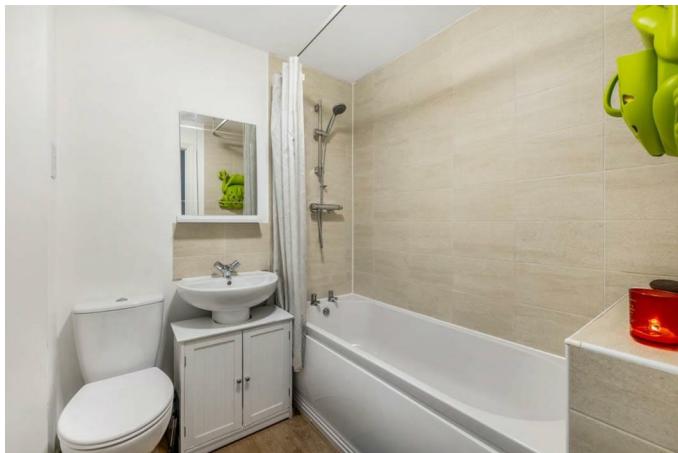
Bedroom 1 9'11" x 13'2" (3.03m x 4.03m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 2 8'8" x 13'1" (2.65m x 4.01m)

Two UPVC windows to front. Radiator. Carpeted.

Bathroom 6'7" x 6'2" (2.01m x 1.90m)

Three piece suite comprising of a panelled bath with shower over. Wash hand basin. Toilet. Partially tiled. Laminate flooring. Extractor fan.

Outside**Property Postcode**

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

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: A

Charges: £308.79 per month paid to Amplius. Rent is £270.90 & management is £37.89.

Property construction: Brick built

Electricity supply: Scottish Power

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 space to the rear of the property

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.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

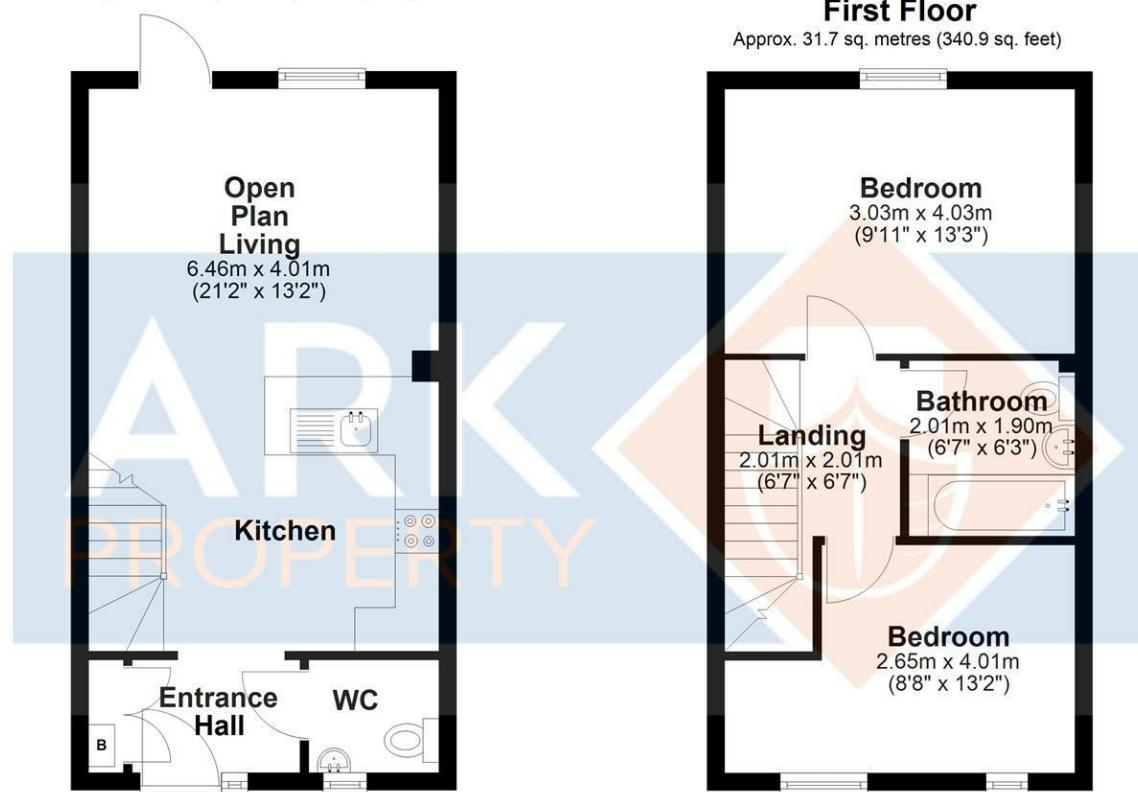
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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

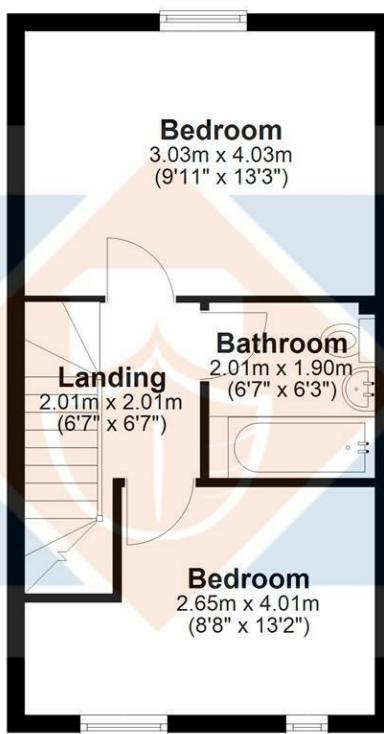
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Floor Plan**Ground Floor**

Approx. 31.5 sq. metres (339.4 sq. feet)

**First Floor**

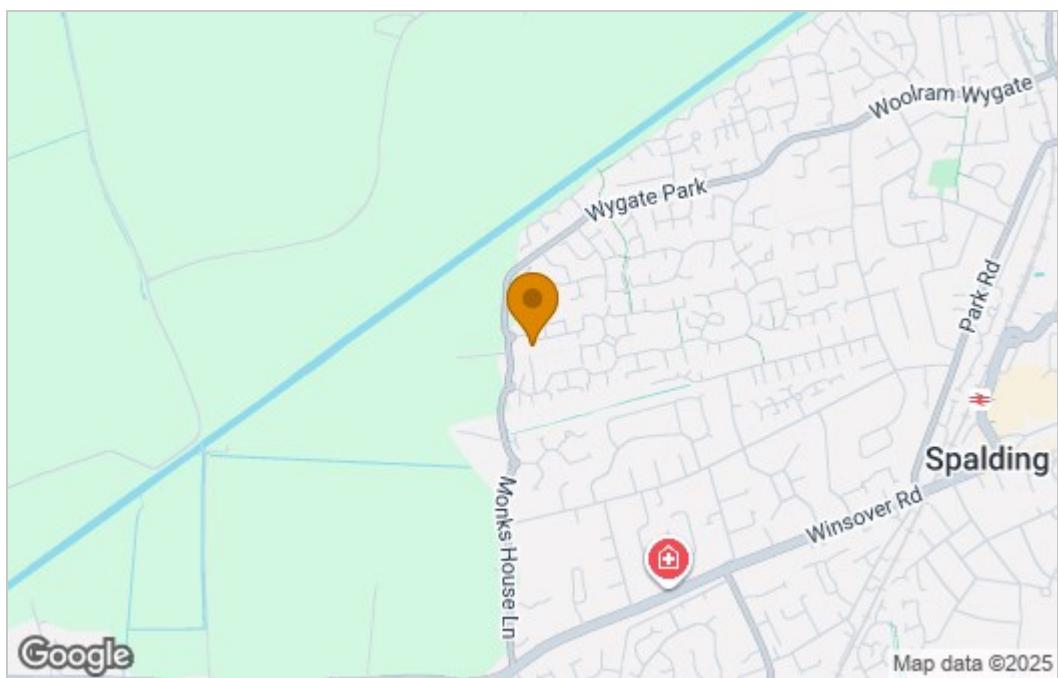
Approx. 31.7 sq. metres (340.9 sq. feet)



Total area: approx. 63.2 sq. metres (680.2 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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