



4 Crocus Walk, Spalding, PE11 2QR

£130,000

- Two Bedroom House
- Bathroom and Downstairs WC
- Open Plan Lounge And Kitchen
- Enclosed Rear Garden
- Council Tax Band: A
- No Onward Chain
- PVCu double glazing
- Mains Gas Central Heating

Well-Located 2-Bedroom Mid-Terrace Home on Crocus Walk, Spalding – No Onward Chain

Situated close to Spalding town centre and local amenities, this well-presented two-bedroom mid-terrace home offers convenience and comfort. The property benefits from double glazing throughout and a practical downstairs WC. Ideal for first-time buyers or investors, it is being sold with no onward chain for a smooth and hassle-free purchase. Don't miss out – book a viewing today!

Lounge 14'4" x 12'7" (4.39m x 3.84m)

PVCu double glazed window to rear, radiator, door to stairs.

Cloakroom 5'10" x 2'11" (1.79m x 0.90m)

PVCu double glazed window to front, fitted close coupled toilet and wash hand basin.

Kitchen 11'0" x 12'7" (3.36m x 3.85m)

PVCu double glazed window to front, fitted base and eye level units, four ring gas hob, space for fridge freezer, space for washing machine.

Landing 6'4" x 5'11" (1.95m x 1.81m)



Doors to bedrooms and bathroom.

Bedroom One 12'7" x 10'9" (3.85m x 3.30m)



PVCu double glazed window to front, radiator.

Bedroom Two 11'5" x 6'7" (3.50m x 2.02m)



PVCu double glazed window to rear, radiator.

Bathroom 8'3" x 5'7" (2.53m x 1.71m)

PVCu double glazed window to rear. Fitted three piece suite comprising bath, close coupled toilet and wash hand basin.

Outside

There is a walkway giving access to the front of the property and an enclosed rear garden laid to gravel with a pathway to the rear gate.

Property Postcode

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

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: No
 Property construction: Brick and tiled roof
 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 but None over 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: 1 Allocated parking space

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: C74

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.

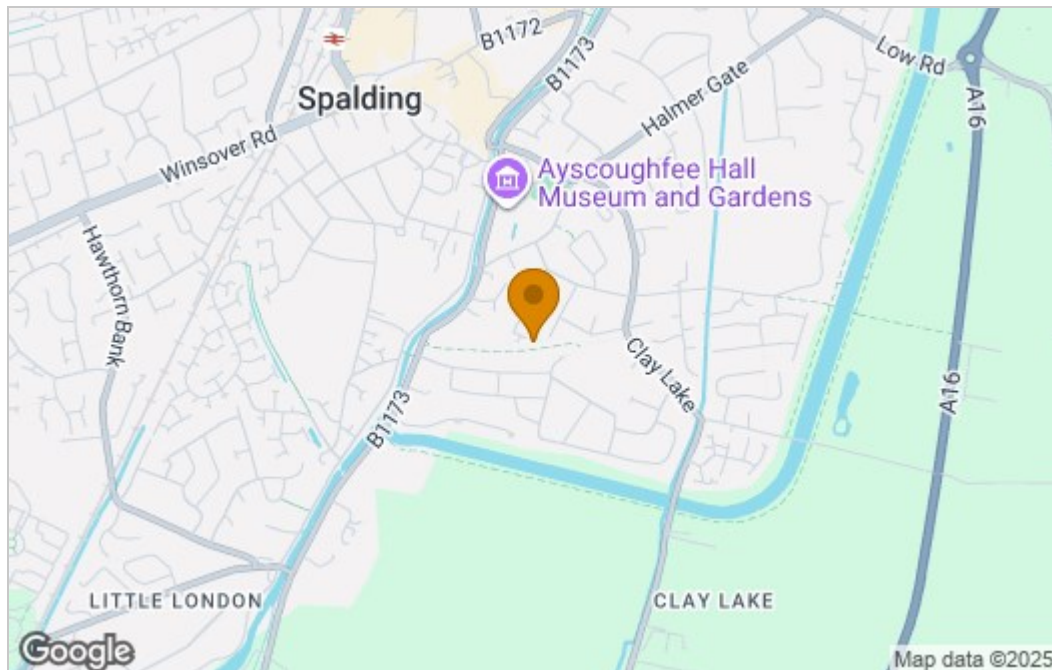
Disclaimer

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.

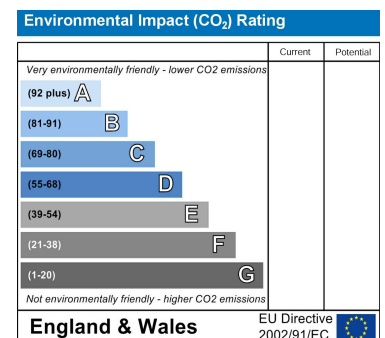
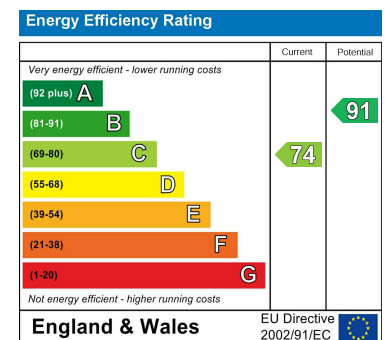
Floor Plan



Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

