

31 Juniper Crescent, Spalding, PE12 6FD

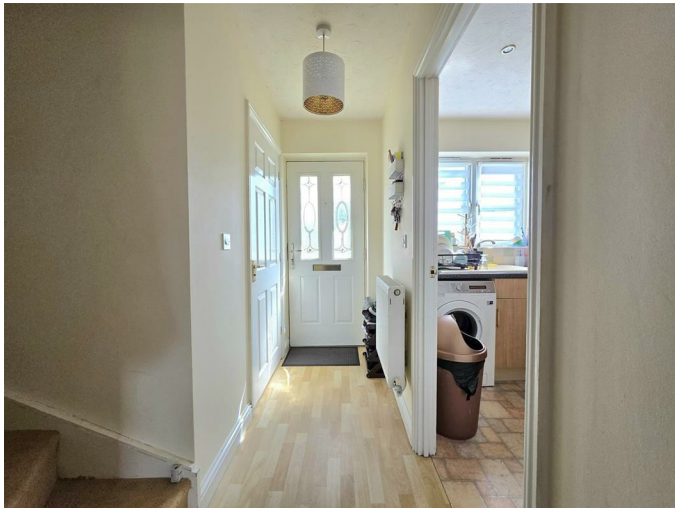
£170,000

- Three-storey townhouse in a sought-after Spalding location
- Three generously sized bedrooms
- Main bedroom with private en-suite on the top floor
- Offered with no onward chain – ready to move in
- Located on popular Juniper Crescent
- Available for viewings now – don't miss out!

Three Bedroom Townhouse – Juniper Crescent, Spalding.

Offered with no onward chain, this well-presented three-storey home on the popular Juniper Crescent is ready for viewings now. Boasting three spacious bedrooms, including a main bedroom with en-suite, this property offers flexible family living across three levels. Located in a sought-after residential area, it's an ideal opportunity for first-time buyers, investors or growing families.

Entrance Hall



Glazed entrance door, laminate flooring, radiator. Doors to WC, kitchen and lounge. Stairs to first floor landing.

Cloakroom

PVC double glazed window to front, laminate flooring. Fitted close coupled toilet and wash hand basin with tiled splashback.

Lounge 12'9" x 14'9" (3.89m x 4.52m)



PVC double glazed windows and French doors to rear, coving to ceiling, radiator.

Kitchen 5'11" x 9'4" (1.82m x 2.87m)



PVC double glazed window to front, recessed ceiling spotlights, vinyl flooring, wall mounted mains gas central heating boiler. Fitted with a matching range of base and eye level units with roll edge work surfaces and tiled splashbacks. four ring gas hob with extractor hood over and electric oven and grill under, composite sink and drainer with chrome mixer tap over, space and plumbing for washing machine, space for fridge freezer.



First Floor Landing

Doors to bedrooms two, three and bathroom.
Stairs to second floor.

Bedroom 2 9'6" x 9'3" (2.92m x 2.82m)



PVC double glazed window to front, radiator.

Bedroom 3 6'11" x 9'4" (2.13m x 2.87m)



PVC double glazed window to rear, radiator.

Bathroom



Skimmed ceiling with recessed spotlights, extractor fan, vinyl flooring. Fitted with a three piece suite comprising panel bath with chrome mixer tap over and shower attachment, close coupled toilet and pedestal wash hand basin with chrome taps over.

Bedroom 1 13'10" x 12'8" (4.24m x 3.88m)



PVC double glazed window to front, skimmed and vaulted ceiling, radiator. Door to ensuite.

Ensuite



Velux window, skimmed and vaulted ceiling, vinyl flooring, chrome wall mounted heated towel rail, shaver point. Fitted shower cubicle with mains shower, close coupled toilet and pedestal wash hand basin.

Outside



Rear gated access leads to the rear garden which is enclosed by timber fence and laid to lawn with patio seating area.

There is allocated off road parking available.



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 Variable over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Variable 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.

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

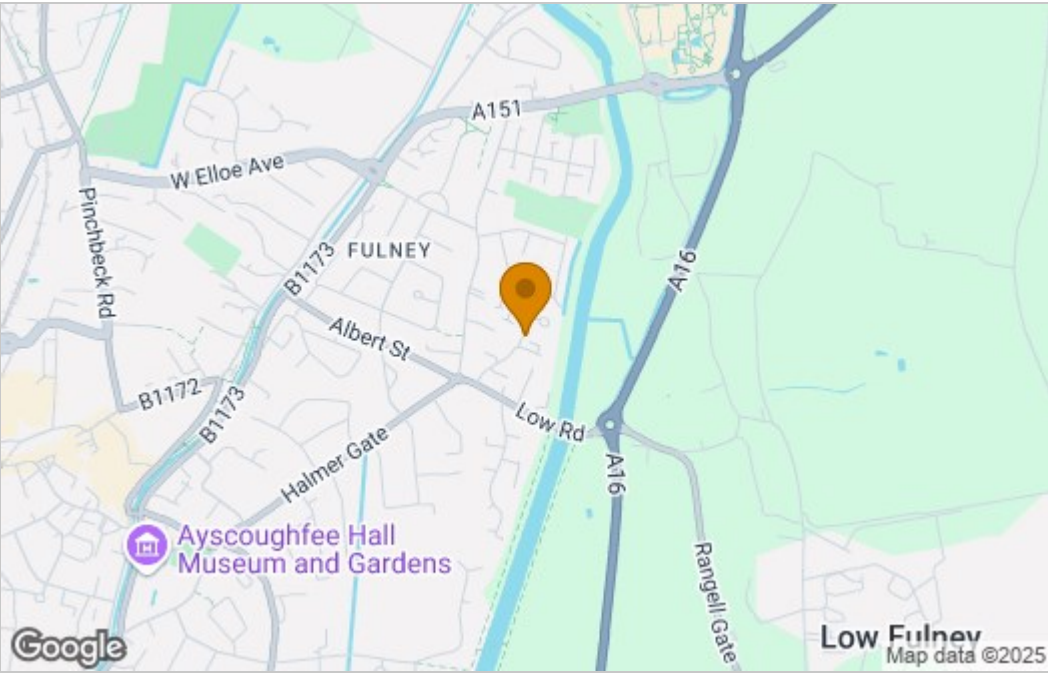
Disclaimer

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



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Energy Efficiency Graph

