



## 54 Tyne Close, Spalding, PE11 3DN

**£165,000**

- Charming Two Bedroom Detached Coach House
- Spacious open-plan living area
- Two generous double bedrooms
- Modern, well-presented bathroom
- Single garage providing secure parking or storage
- Low-maintenance garden ideal for easy upkeep
- Recently redecorated throughout with new carpets and floorcoverings

Charming Two Bedroom Detached Coach House – Tyne Close, Spalding.

Presented in excellent condition throughout, this beautifully redecorated two bedroom detached coach house is located on the popular Tyne Close in Spalding. Offering fresh new carpets and floorcoverings, the property features spacious open-plan living, two generously sized double bedrooms, and a modern bathroom. Additional benefits include a single garage and a small, low-maintenance garden – ideal for easy living. A perfect first-time buy or investment opportunity.

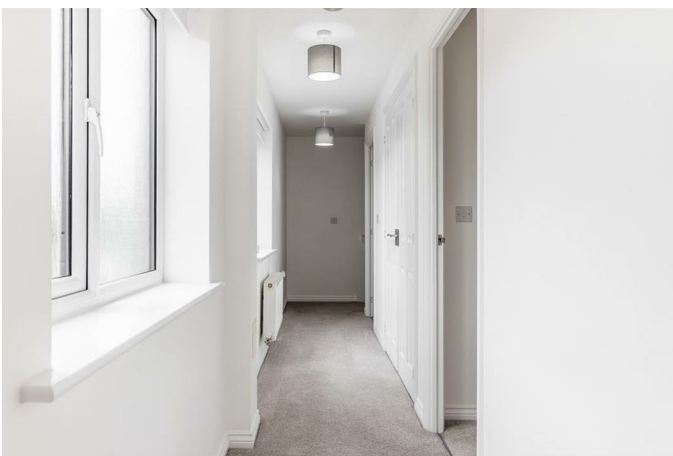
**Entrance Hall 4'3" x 5'0" (1.30m x 1.53m)**

Composite glazed entrance door, stairs to first floor, radiator.

**Hallway 26'4" x 3'3" (8.05m x 1.01m)**



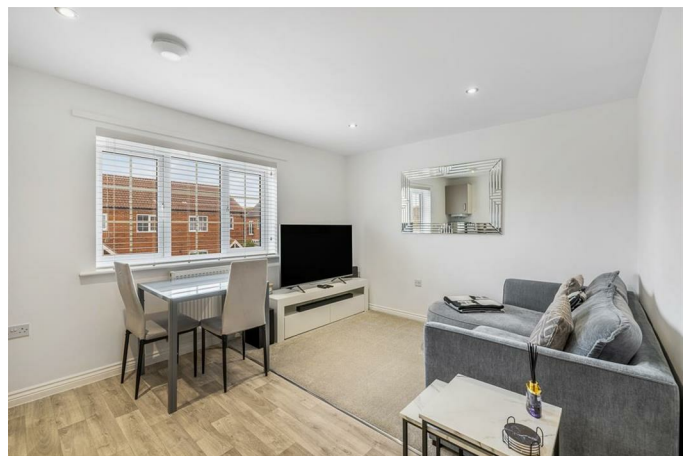
PVCu double glazed windows to rear, skimmed ceiling, radiator. Built in double storage cupboard.



**Lounge/Kitchen 13'6" x 13'10" (4.12m x 4.24m)**



PVCu double glazed window to front, skimmed ceiling with extractor fan, radiator, vinyl flooring. Fitted with a matching range of base and eye level units, roll edge work surfaces with matching upstands, stainless steel sink and drainer with chrome mixer tap over, four ring gas hob with extractor hood over, integrated oven and grill under space and plumbing for washing machine, space for fridge freezer.

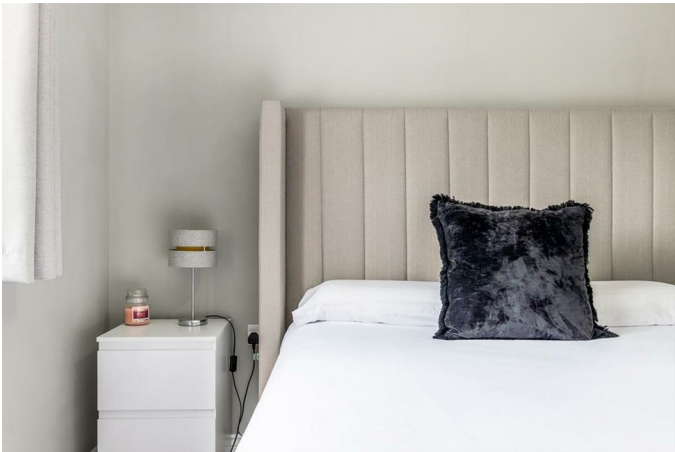




**Bedroom 1 14'0" x 8'7" (4.29m x 2.63m)**



PVCu double glazed window to front, skimmed ceiling, radiator. TV point.



**Bedroom 2 14'5" x 6'1" (4.40m x 1.87m)**



PVCu double glazed window to front, skimmed ceiling with loft access, radiator.

**Bathroom 5'4" x 6'2" (1.65m x 1.88m)**



PVCu double glazed window to rear, skimmed ceiling with extractor fan, radiator, vinyl flooring, full height wall tiling shaver point. Fitted with a three piece suite comprising panel bath with chrome mixer tap over and thermostatic bar shower, pedestal wash hand basin with chrome mixer tap over and close coupled toilet with push button flush.



## Outside



There is allocated parking to the front of the property and a single garage with up and over door. Gated access leads to the garden which is laid to lawn and enclosed by timber fencing. There is an outside tap, patio seating area and timber storage shed.



### Garage 11'5" x 17'8" (3.50m x 5.41m)

Manual up and over door, power and light connected.

### Property Postcode

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

### 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: £60 est. 6 monthly paid to RMG

Property construction: Brick built

Electricity supply: British Gas

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: 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: C77

### 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

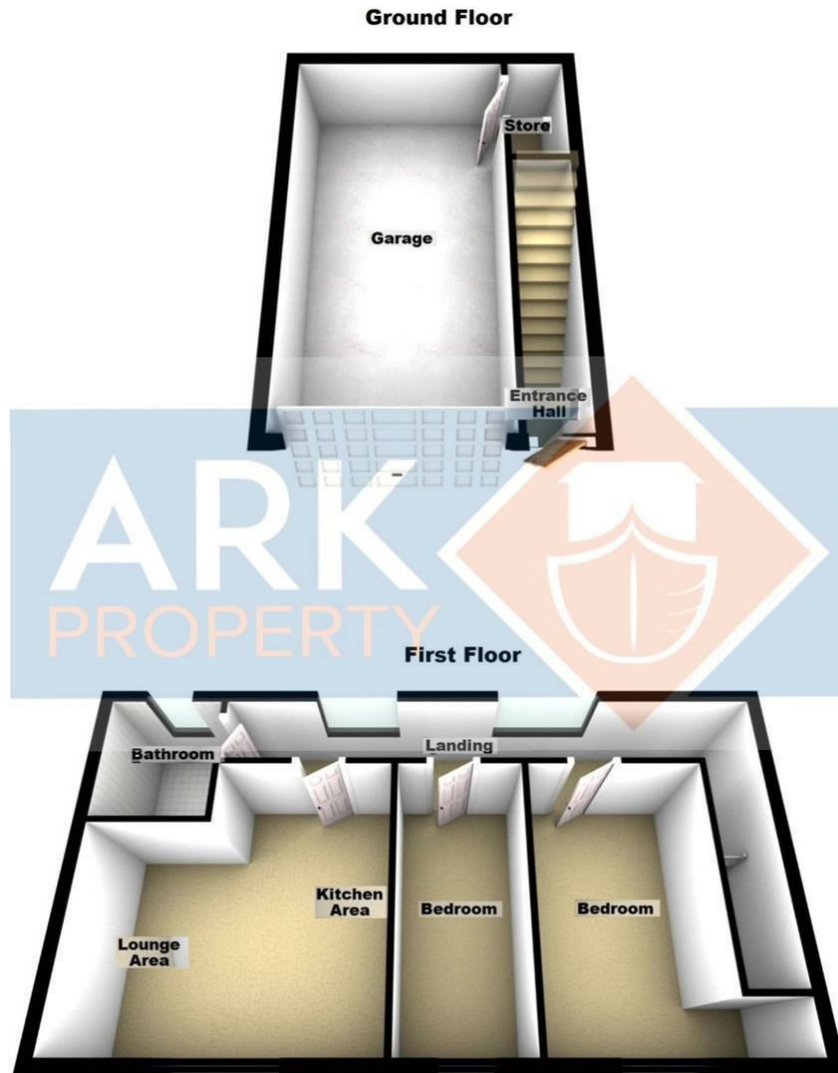
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.



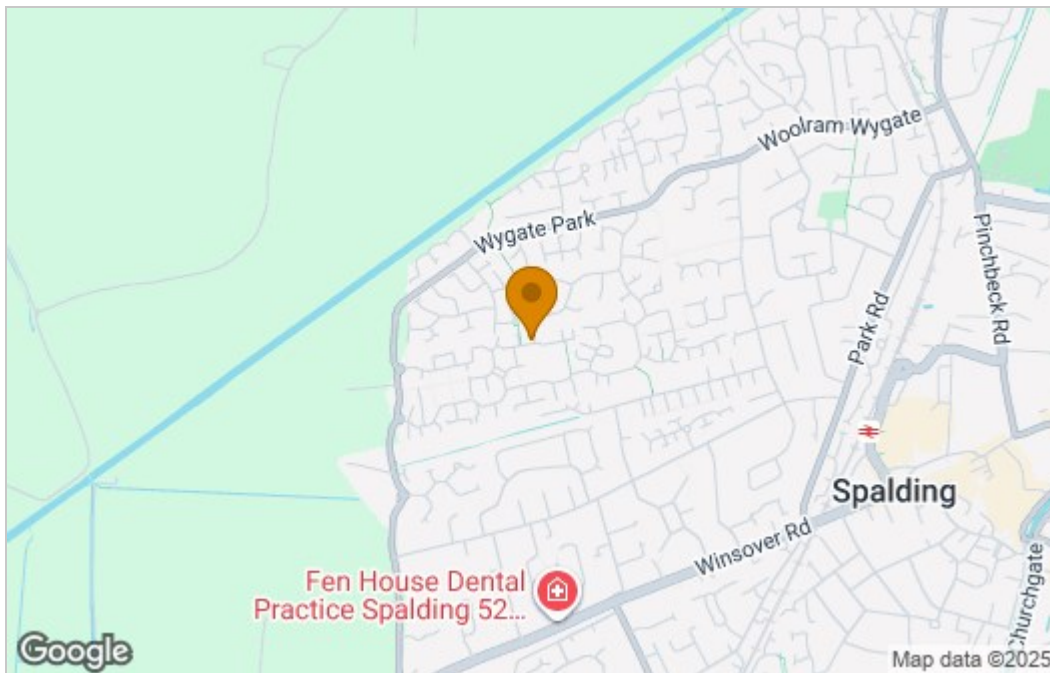




## Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 77                      | 77        |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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