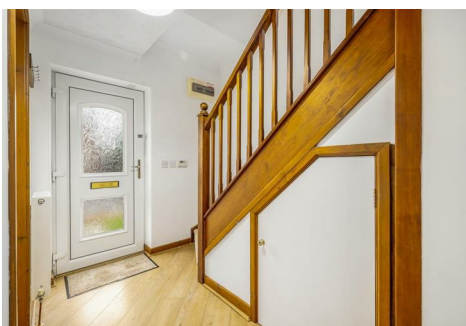




51 Woodrow Place, Spalding, PE11 1BF

£165,000

- NO CHAIN
- Perfect first time buyer or investors purchase
- Neutral decor throughout
- Corner of cul de sac
- Within easy access of Spalding town centre
- Well proportioned rooms
- Bedroom one with dressing area
- Two double bedrooms

Located within easy reach of Spalding town centre and tucked away in a quiet position, this lovely two-bedroom end-terraced property is perfect for first-time buyers.

Neutrally decorated and well-presented throughout, the home is in good condition and ready to move into. Offered for sale with no onward chain, this property won't stay on the market for long.

Entrance Hall 9'11" x 6'3" (3.04m x 1.92m)



PVC double glazed entrance door. Coving to ceiling. Laminate flooring. Wall mounted central heating thermostat. Stairs leading up to the first floor. Understairs storage cupboard.

Cloakroom 2'10" x 5'9" (0.87m x 1.77m)



Coving to ceiling. Vinyl flooring. Radiator. Fitted close coupled toilet with a push button flush. Pedestal wash hand basin with a chrome mixer tap over. Tiled splash back.

Kitchen 15'1" x 7'4" (max) (4.60m x 2.24m (max))



Two UPVC double glazed windows to the front. Coving to ceiling. Karndean style flooring. Radiator. Wall mounted mains gas central heating boiler. Matching base and eye level units with roll edge work surface over and matching upstand. Integrated electric oven and grill. 4 burner gas hob and stainless steel extractor hood over. Sink and drainer with a mixer tap over. Space and plumbing for a washing machine. Space and plumbing for a dishwasher which can be included in the sale. Space for a fridge/freezer.

Lounge 14'5" x 18'3" (max) (4.41m x 5.58m (max))



UPVC double glazed French doors and window to rear. Coving to ceiling. Laminate flooring. Wall mounted electric fire with capped off gas point. Radiator.

First Floor Landing 6'5" x 2'5" (1.96m x 0.76m)

Coving to ceiling. Loft access.

Bedroom 1 10'2" x 11'8" (3.10m x 3.58m)

UPVC double glazed window to the front. Coving to ceiling. Built-in double wardrobe with fitted shelf and hanging rail (1.37m x 1.07m). Radiator.

Dressing Area 3'8" x 7'10" (max) (1.14m x 2.41m (max))

Ideal as a dressing room, nursery or home office. Fitted dressing table and built in wardrobe.

Bedroom 2 10'6" x 9'3" (3.21m x 2.83m)

UPVC double glazed window to the rear. Radiator. Coving to ceiling.

Bathroom 6'8" x 9'4" (max) (2.04m x 2.86m (max))

UPVC double glazed window to the rear. Coving to ceiling with recessed spot lighting. Extractor fan. Vinyl flooring. Wall mounted heated towel rail. Shaver point. Shower pod with glass door and chrome thermostatic bar shower. Panelled bath with chrome mixer tap over. Close coupled W.C with push button flush. Pedestal wash hand basin with chrome mixer tap over.

Outside

Front: The property has allocated off-road parking for one vehicle. Visitor spaces nearby. Pathway leads to the front door any canopy. Side gated access leads to the low maintenance rear garden. Rear: Enclosed by timber fencing. Mainly hard landscaped with paving. Small planting area. Outside lighting. Outside cold water tap.

Property Postcode

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

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 built
Electricity supply: Eon
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas centre 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: 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:

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.

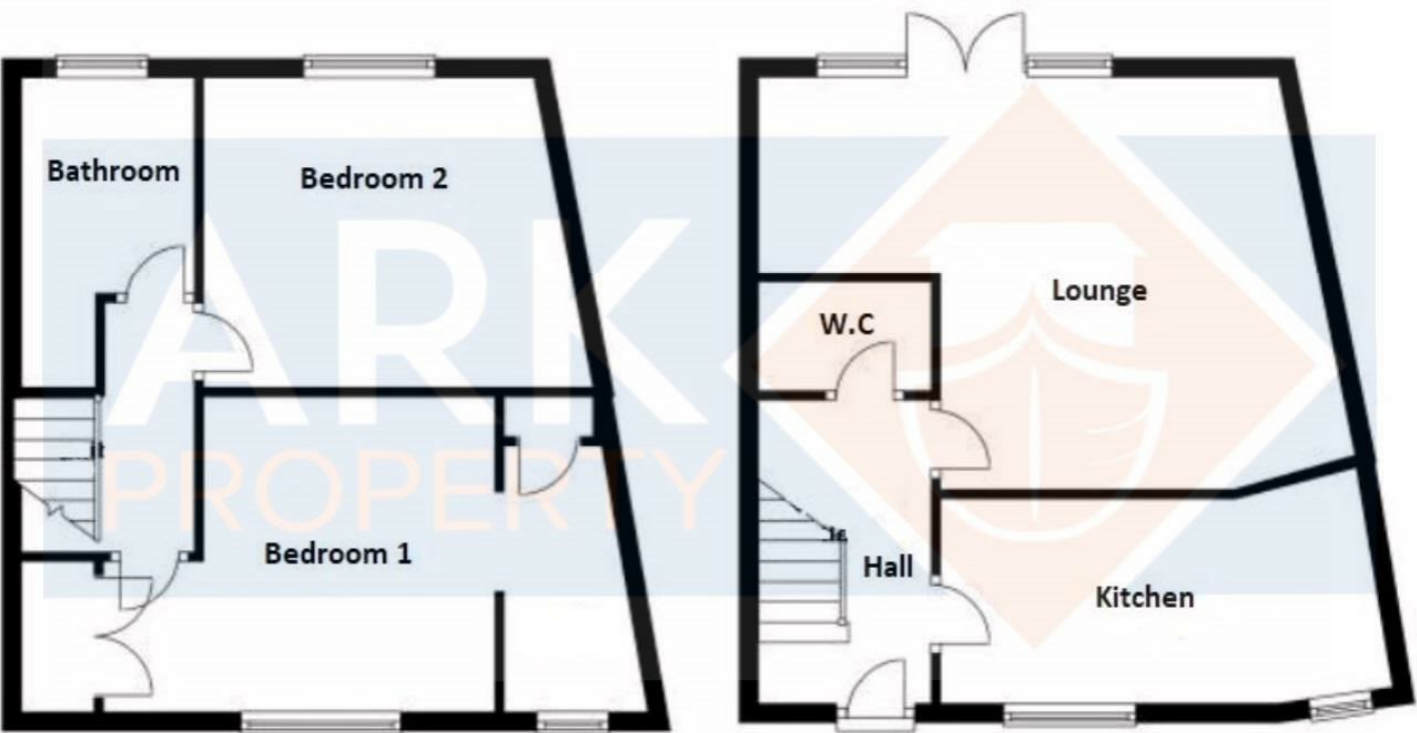
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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

