ARK PROPERTY









129 Edinburgh Drive, Spalding, PE11 2RT

Offers Around £240,000

- Three bedroom detached bungalow in Spalding
- Flexible and well-proportioned internal layout
- Lounge, kitchen with utility room and conservatory
- Three bedrooms and two bathrooms
- Available with tenants in situ or vacant possession
- No onward chain, suitable for investors or owner-occupiers

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6 New Road, Spalding, Lincolnshire PE11 1DQ

A well-presented three bedroom detached bungalow located in a popular area of Spalding, offering a flexible and versatile layout. The accommodation comprises an entrance hall, spacious lounge, kitchen with adjoining utility room, conservatory, three bedrooms and two bathrooms, making it suitable for a range of buyers.

The property is currently tenanted and can be purchased with tenants in situ as an investment opportunity, or offered with vacant possession. Available with no onward chain, this bungalow presents an excellent opportunity for both investors and owner-occupiers alike.

Entrance Hall 14'0" x 5'4" (4.29m x 1.63m)
Doors to bedrooms, bathroom and lounge.

Lounge 22'10" x 11'11" (6.98m x 3.64m)




Two PVC double glazed windows to side. Coving to ceiling. Radiator. Opening to kitchen.

Kitchen 8'11" x 11'8" (2.73m x 3.58m)




PVC double glazed window to rear and door to side. Coving to ceiling. Vinyl flooring. Radiator. Fitted base and eye level units. Free standing gas cooker. Extractor fan. Ceramic sink and drainer. Space and plumbing for washing machine. Space for under counter fridge and freezer. Wall mounted mains gas central heating boiler.

Utility Room 9'8" x 8'3" (2.96m x 2.54m)

Conservatory 9'7" x 17'5" (2.93m x 5.33m)



PVC and brick construction with polycarbonate roof. Tiled flooring. Radiator.

Bedroom 1 10'8" x 12'0" (3.26m x 3.66m)



PVC double glazed window to front. Coving to ceiling. Radiator.

Bedroom 2 12'4" x 11'1" (3.77m x 3.38m)



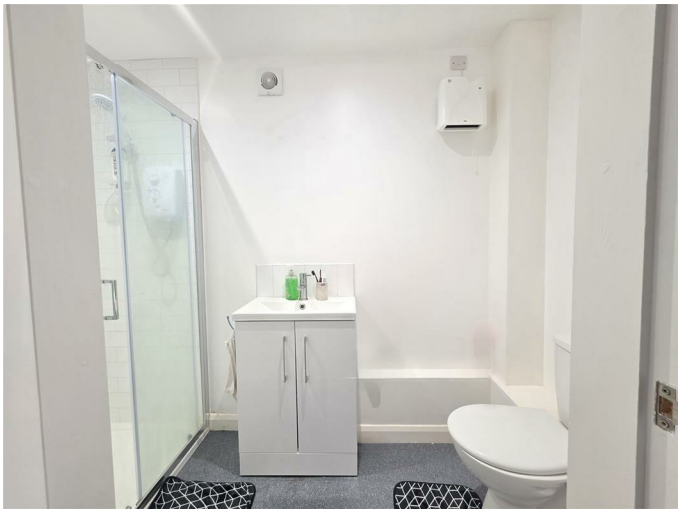
PVC double glazed French doors to rear. Coving to ceiling. Radiator.

Bedroom 3 11'5" x 11'4" (3.50m x 3.46m)



PVC double glazed windows to rear and side. Skimmed ceiling. Electric radiator.

En-suite 8'11" x 3'10" (2.74m x 1.19m)



Fitted walk in shower enclosure with glass sliding door and electric shower. Wash hand basin set in vanity unit. Close coupled toilet. Wall mounted electric heater. Extractor fan.

Bathroom 8'11" x 6'3" (2.73m x 1.91m)



Skimmed ceiling with recessed spot lights. Extractor fan. Fitted bath. Toilet. Wash hand basin.

Outside



The front of the property has two driveways providing off road parking for multiple vehicles. Leading to the single garage. Side gate to rear garden.
The rear garden is enclosed by timber fencing. Laid to lawn with selection of trees and shrubs.

Garage 20'2" x 8'3" (6.16m x 2.54m)

Up and over door. Power and light connected.

Property Postcode

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

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: B
Property construction: Brick built
Electricity supply: Mains
Water supply: Mains
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: Not known
Restrictions: Not known
Public right of way: Not known
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: Not known
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: Not known
Energy Performance rating: D66

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

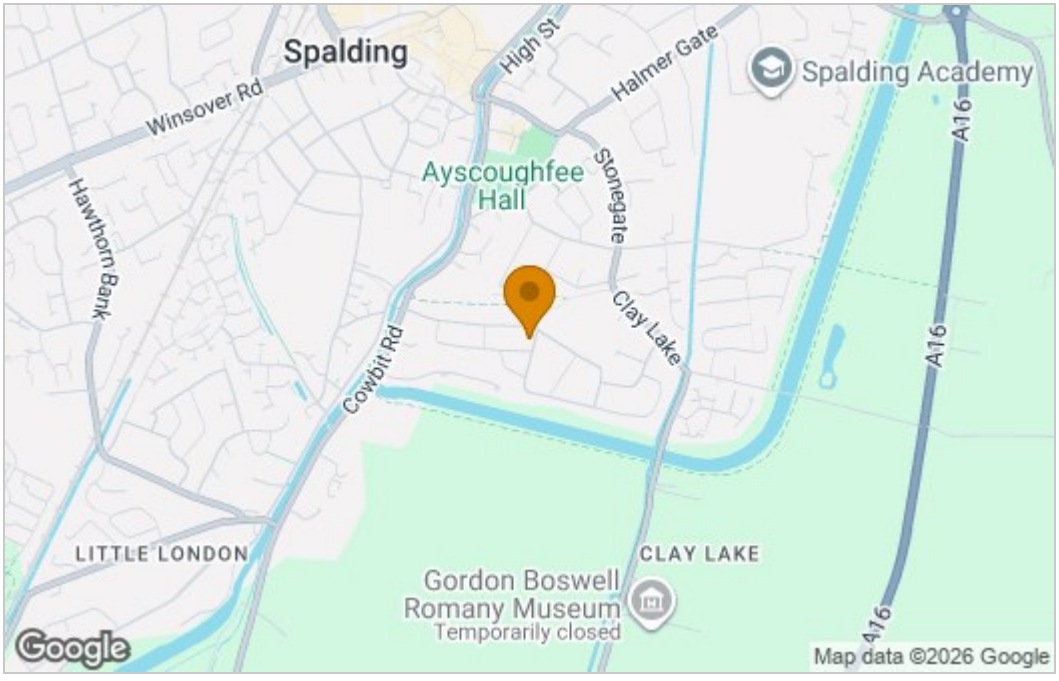
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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

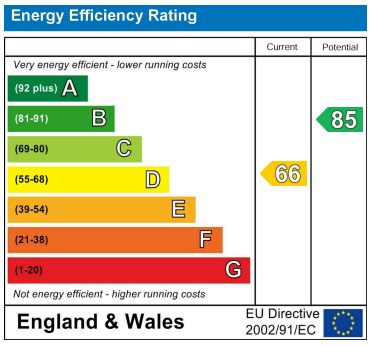


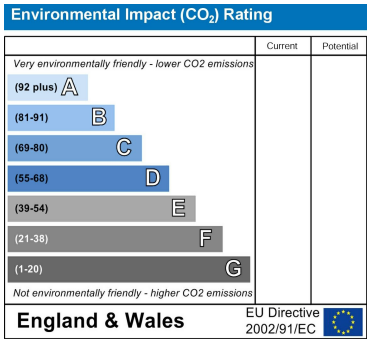
Total area: approx. 135.1 sq. metres (1453.8 sq. feet)

Area Map



Energy Efficiency Graph





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