ARK PROPERTY









4 Woodrow Place, Spalding, PE11 1BF

£135,000

- Two-bedroom mid-terrace home in a sought-after Spalding location.
- Spacious lounge and fitted kitchen with ground floor WC.
- Modern family bathroom and well-proportioned bedrooms.
- Allocated parking space to the rear of the property.
- Enclosed rear garden.
- Ideal for first-time buyers looking for a low-maintenance home
- Available under the South Holland Low Cost Housing Scheme

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Two Bedroom Terrace – Woodrow Place, Spalding. Located in a popular residential area, this well-presented two bedroom terrace offers comfortable modern living. The ground floor features a welcoming lounge, fitted kitchen, and convenient WC. Upstairs, a landing leads to two bedrooms and a family bathroom. Outside, the enclosed rear garden has a patio and low-maintenance gravel area – perfect for relaxing or entertaining. The property also benefits from allocated parking.

Lounge 12'9" x 12'7" (3.91m x 3.84m)



PVC double glazed entrance door to front. PVC double glazed window to front. Radiator. Stairs to first floor landing. Wall mounted electric consumer unit. Door to kitchen.



Kitchen 9'6" x 12'7" (2.91m x 3.84m)



PVC double glazed door to rear. PVC double glazed window to rear. Coving to ceiling. Vinyl flooring. Radiator. Fitted with a matching range of base and eye level units with roll edge work surface over and tiled splash backs. Four ring gas hob with extractor hood over. Built in electric oven. Space and plumbing for washing machine. Space for fridge/freezer. Stainless steel sink unit with chrome mixer tap. Door to cloakroom.

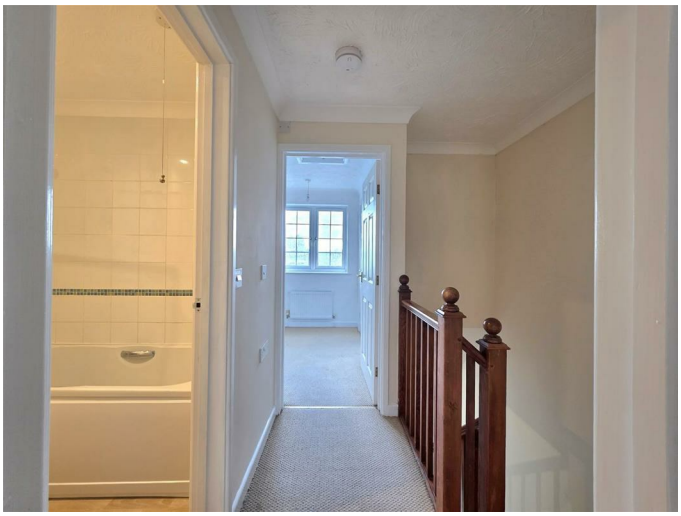


Cloakroom 5'6" x 3'1" (1.68m x 0.94m)



Coving to ceiling. Extractor fan. Radiator. Vinyl flooring. Fitted close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back.

First Floor Landing 15'11" x 6'10" (4.87m x 2.09m)



Covering to ceiling. Doors to bedrooms and bathroom.

Bedroom 1 8'8" x 12'7" (2.66m x 3.85m)



PVC double glazed window, radiator.



Bedroom 2 8'0" x 8'8" (2.46m x 2.66m)



PVC double glazed window to front. Coving to ceiling. Radiator. Double doors opening to walk in wardrobe 1.14m x 1.80m with fitted shelving. Wall mounted mains gas central heating boiler.



Bathroom 5'8" x 6'3" (1.73m x 1.91m)



Coving to ceiling. Recessed spot lighting. Vinyl flooring. Radiator. Shaver point. Fitted panelled bath with chrome mixer tap and shower attachment over. Glass shower screen. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap. Partially tiled walls.

Outside





There is a low maintenance courtyard area with iron railings and gate and a pathway leading to the front door. Lawn area.
The rear garden is enclosed by timber fencing. Patio area. Laid to gravel. Paved area for a timber shed. Rear gate leading to allocated parking. Outside cold water tap. Outside light.



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.

PLEASE NOTE: This property is being sold under the South Holland Low Cost Housing Scheme. All interested purchasers should contact South Holland District Council to confirm eligibility.

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: A
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 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: Allocated parking
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: C78

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.

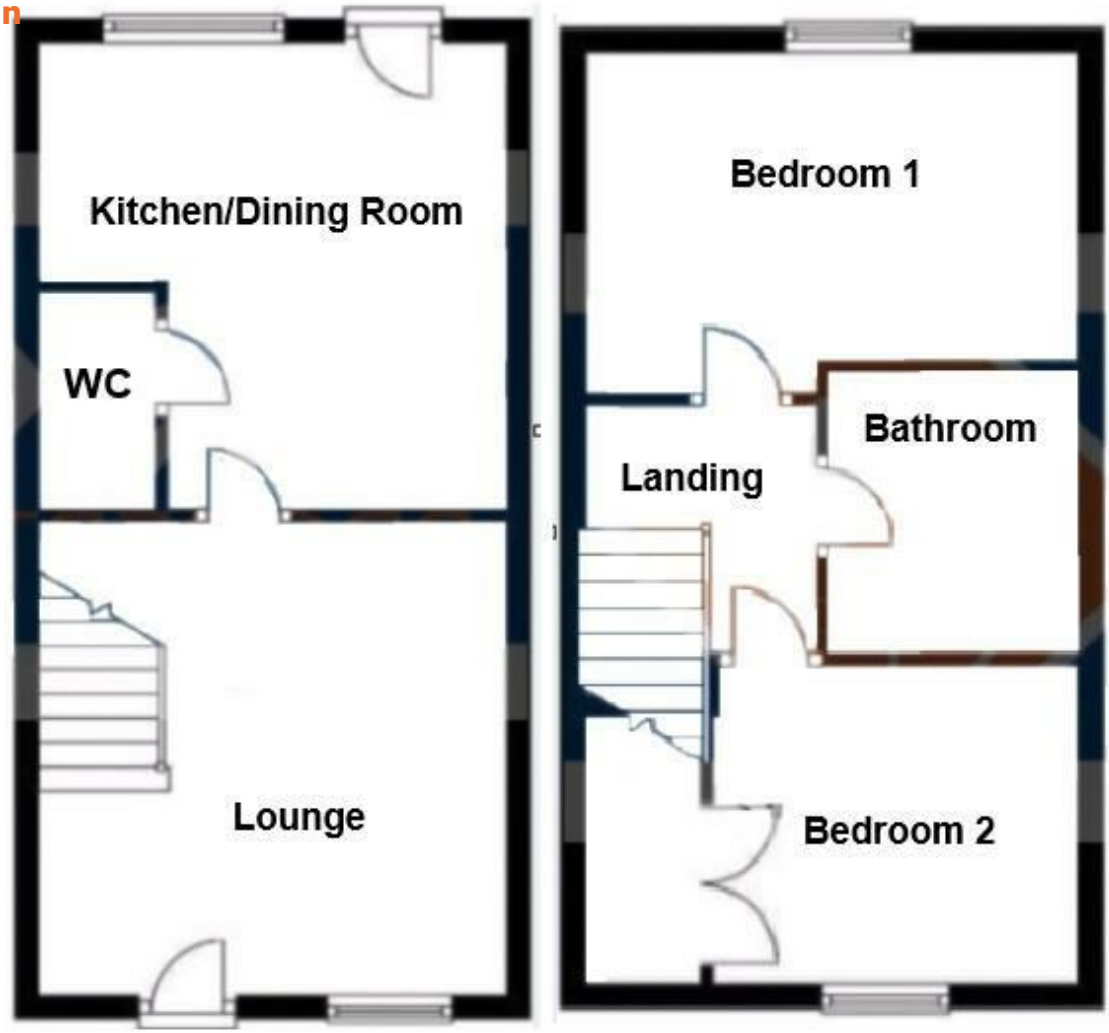
Disclaimer

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.

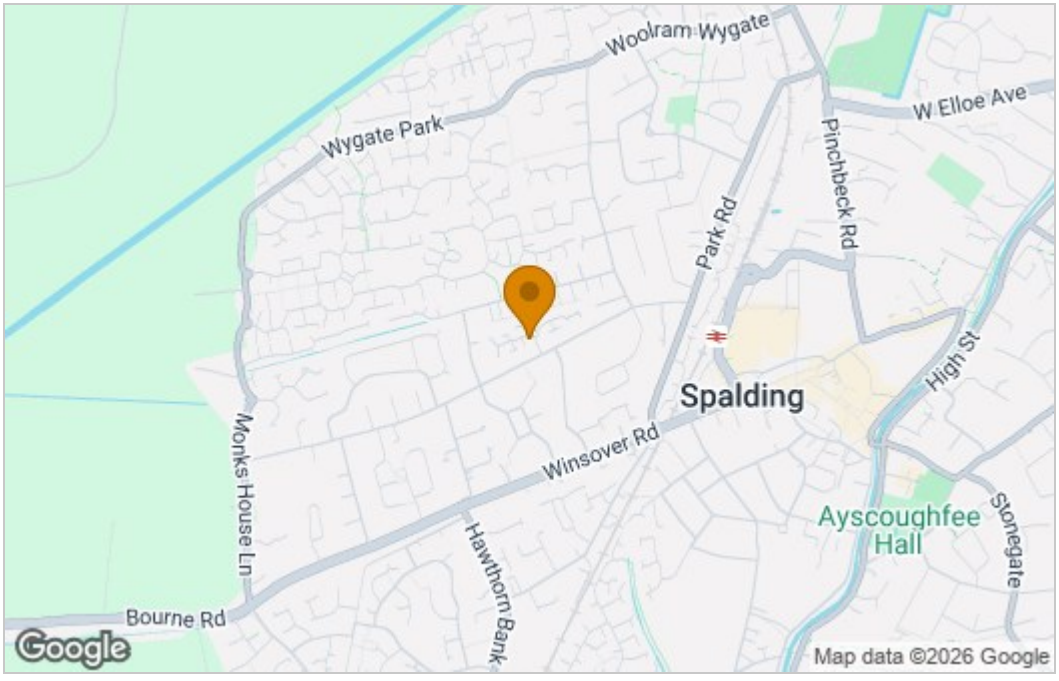




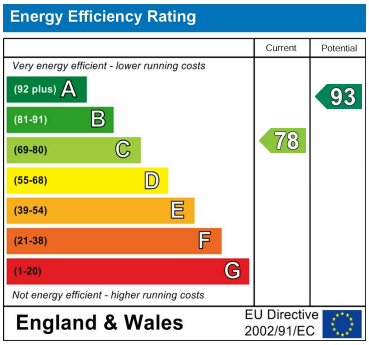
Floor Plan

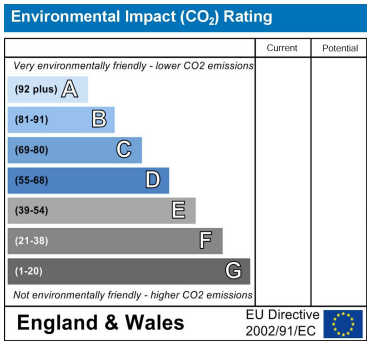


Area Map



Energy Efficiency Graph





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