



## 43 Havelock Street, Spalding, PE11 2YL

**£162,500**

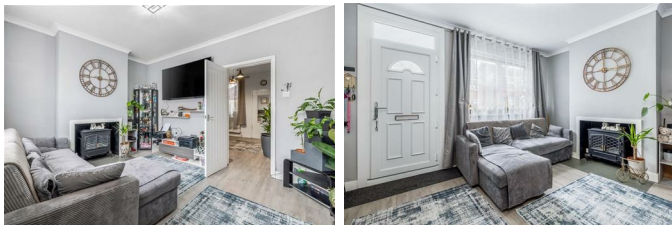
- Three Bedroom Property
- Enclosed Rear Garden
- Close to Spalding Town Centre
- Ideal First Time Purchase/Investment
- No onward chain
- Early viewing is highly recommended

Located within a short walk of the town centre, this well-presented property has been a successful rental for many years and is now ready to welcome its new owner.

The home offers a traditional layout, featuring a well-proportioned and flowing ground floor. Upstairs continues in a classic style, with two double bedrooms and a third single bedroom, ideal as a nursery, office, or guest room.

Offered for sale with no onward chain, this is a fantastic opportunity for both investors and first-time buyers alike. Early viewing is highly recommended.

**Lounge 10'11" x 13'5" (3.34m x 4.11m)**



UPVC window to front. Wooden entrance door to front. Laminate flooring.

**Dining Room 12'0" x 10'9" (3.67m x 3.28m)**



UPVC window to rear. Radiator. Stairs to first floor landing. Featured fireplace.

**Kitchen 9'10" x 6'8" (3.02m x 2.04m)**



UPVC window to side and door to garden. Matching base and eye level units with roll edge work surface over. Tiled flooring. Stainless steel sink with drainer and mixer tap. Wall mounted boiler. Integrated

oven with electric hob and extractor hood over. Part tiled splashback.

**Bathroom**



UPVC windows to side. Fully tiled walls. Radiator. Wash hand basin. Panelled bath.

**Bedroom 12'0" x 10'6" (3.67m x 3.22m)**



UPVC window to rear. Laminate flooring. Loft access. Radiator. Storage cupboard.

**Bedroom/Dressing Room 9'11" x 6'9"**  
**(3.04m x 2.07m)**



UPVC window to rear. Laminate flooring. Radiator.

**Bedroom 10'11" x 13'5" (3.34m x 4.09m)**



UPVC window to front. Laminate flooring. Featured fireplace.

**Outside**



The rear of the property is enclosed by timber fencing. Low maintenance mainly laid to lawn with a patio area, ideal for seating.

**Property Postcode**

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

**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: A  
 Annual charge: No  
 Property construction: Brick built  
 Electricity supply: Octopus  
 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.  
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Parking: On street 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: D57

### 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.

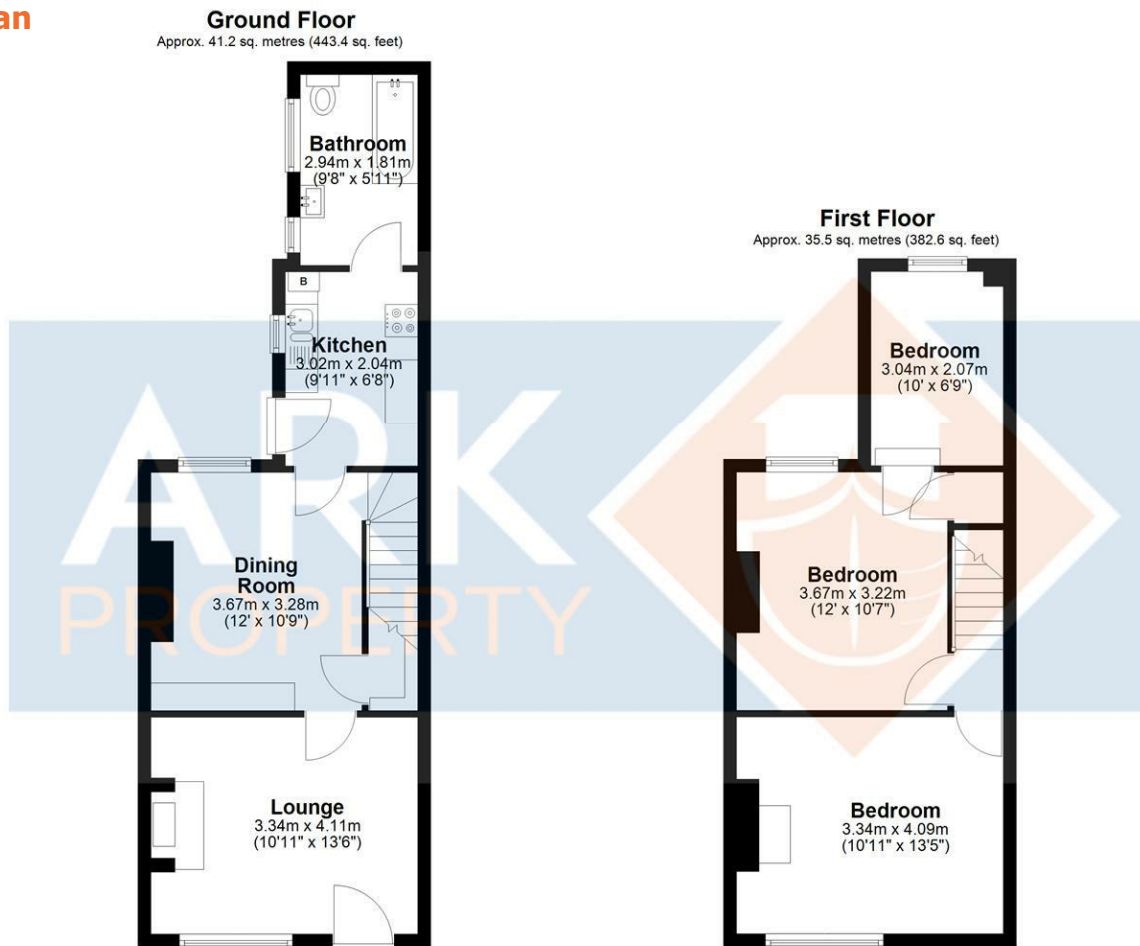
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan



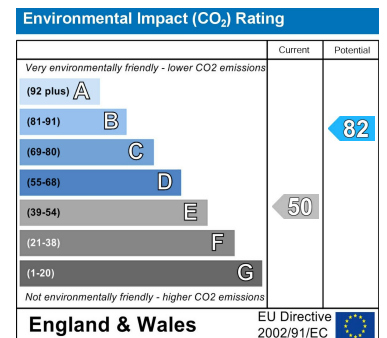
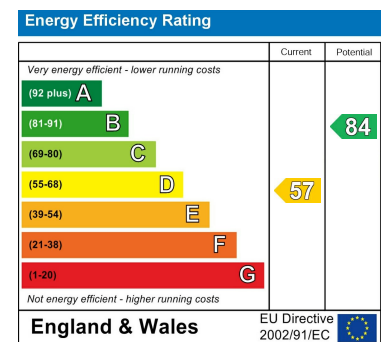
Total area: approx. 76.7 sq. metres (826.0 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

