



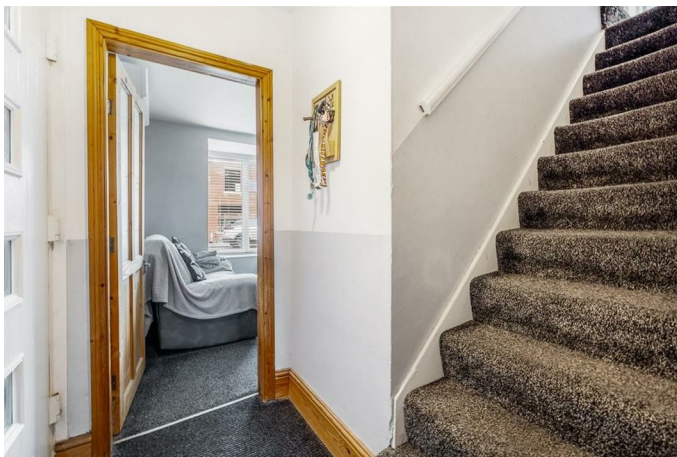
## 50 St Johns Road, Spalding, PE11 1JD

**£205,000**

- Spacious flowing layout
- Within easy access of town and local amenities
- Generous Sized Rear Garden
- Recently re-fitted bathroom
- Three good size bedrooms
- Off road parking
- Outbuilding and external utility room
- Must view to be appreciated

Within easy walking distance of the town centre, this well presented three bedroom home offers a fantastic opportunity for those seeking space and potential. The property features a generous and versatile layout, with bright, spacious rooms throughout. The garden provides a blank canvas, perfect for creating your ideal outdoor space. Upstairs, there are three well proportioned bedrooms along with a modern family bathroom. This deceptively spacious home must be viewed to be fully appreciated.

### Entrance Hall



Composite door to side. Stairs to first floor landing.

### Lounge 11'6" x 12'9" (3.51m x 3.91m)



UPVC bay window to front. Radiator. Air conditioning unit.

### Dining Room 13'6" x 12'9" (4.13m x 3.89m)



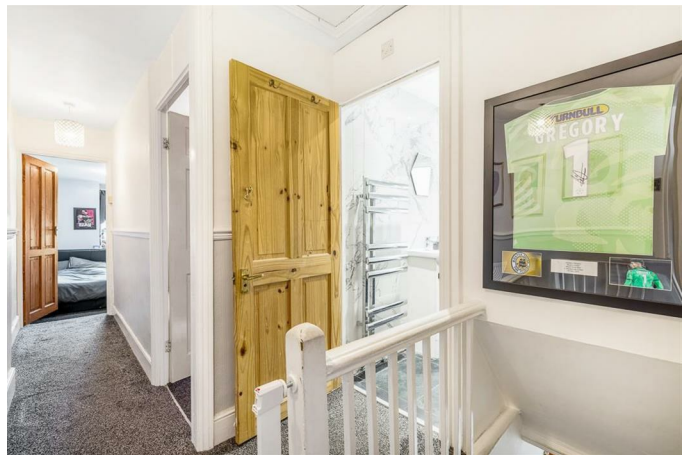
UPVC window to side and rear. Storage cupboard. Radiator.

### Kitchen 12'3" x 6'10" (3.74m x 2.10m)



UPVC windows to side. Door to side. Matching base and eye level units with work surface over. Sink unit with drainer and mixer tap over. Space and plumbing for washing machine/dishwasher. Space for freestanding American style Fridge Freezer. Space for free standing cooker. Radiator.

### First Floor Landing



Radiator. Doors to bedrooms and bathroom.

### Bedroom 1 11'7" x 12'9" (3.55m x 3.90m)



UPVC window to front. Radiator. Air conditioning unit.

**Bedroom 2 10'6" x 9'10" (3.22m x 3.01m)**



UPVC window to rear. Radiator. Air conditioning unit.

**Bedroom 3 12'5" x 6'11" (3.79m x 2.11m)**



UPVC window to rear. Radiator. Air conditioning unit.

**Bathroom 5'6" x 6'6" (1.70m x 2.00m)**



UPVC window to side. Panelled bath with separate shower over. Wash hand basin. Toilet. Heated towel rail.

**Outside**



There is a block paved area to the front of the property. Gated access to the rear garden. The rear garden is enclosed with timber fencing. Mainly laid to lawn with patio seating area.

Store: 1.93m x 2.39m

Utility: 1.44m x 2.38m

**Summer House 13'6" x 7'7" (4.13m x 2.33m)**



Timber construction with windows to side and French doors leading to rear garden.

**Property Postcode**

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

**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: Eon  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Anglian Water  
 Sewerage: Mains  
 Heating: Gas central heating  
 Heating features: HVAC system in all bedrooms and living room  
 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: Driveway (kerb has not been dropped)  
 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: D67

### 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

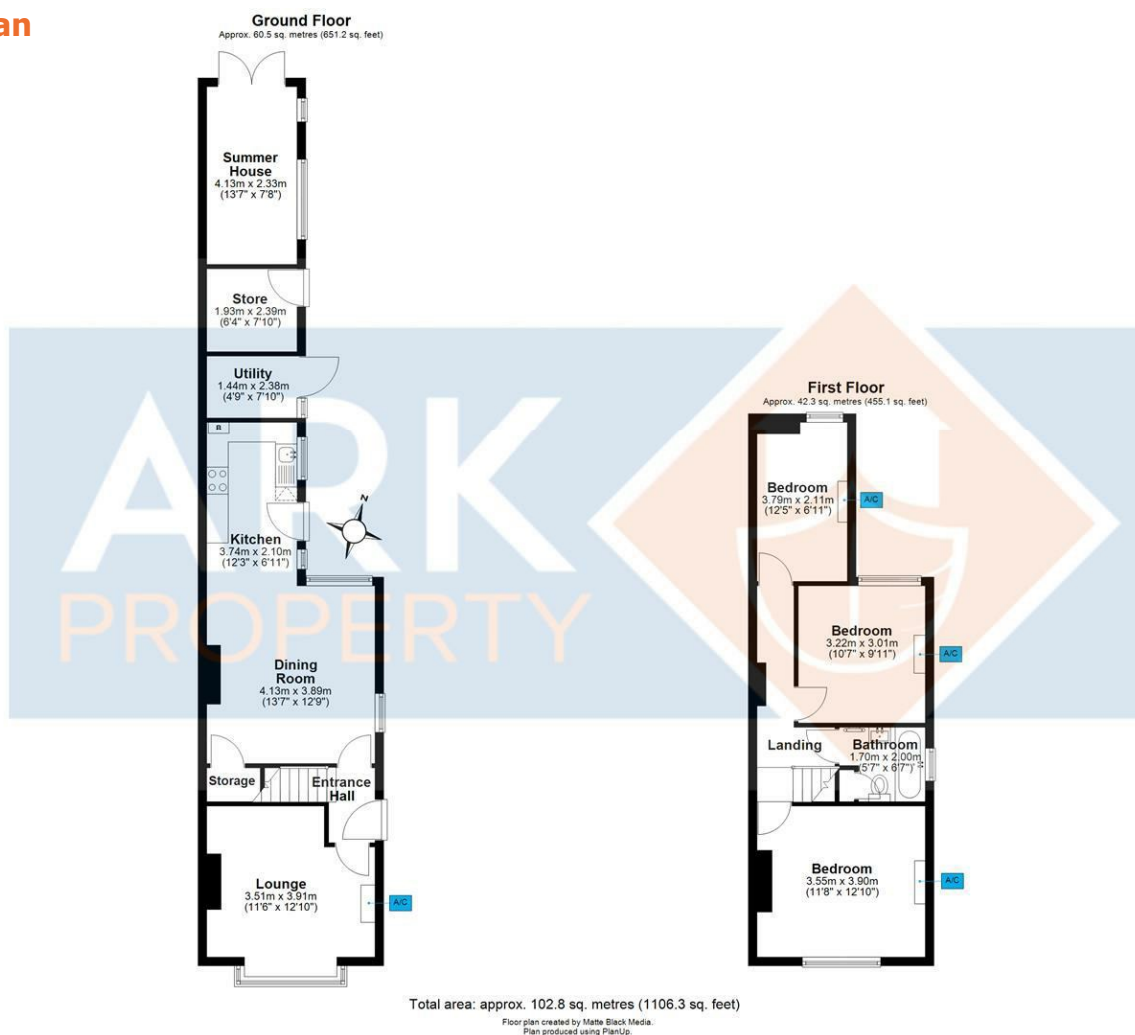
We can also offer full Financial and Solicitor services.

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.

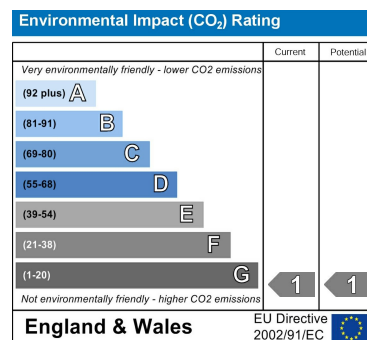
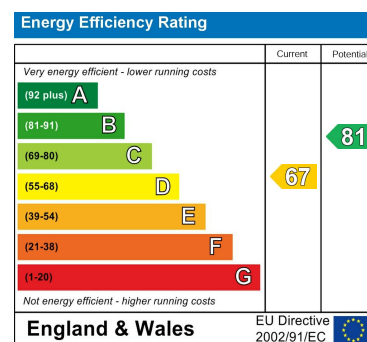
## Floor Plan



## Area Map



## Energy Efficiency Graph



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