



74 Albert Street, Spalding, PE11 2LD

£140,000

- Neutrally decorated throughout
- New carpets
- New kitchen
- Low maintenance rear garden
- Walking distance to the town centre

- Nice flowing layout
- Two bathrooms
- NO FORWARD CHAIN

Ideally located within easy walking distance of the town centre, this recently refurbished terraced property is ready to move straight into. Having undergone a full update throughout, the home now benefits from new carpets, a modern kitchen, and a stylish new bathroom, all designed with low maintenance living in mind both inside and out.

The property offers two well-proportioned double bedrooms, with the added benefit of an en-suite to the main bedroom, providing both comfort and convenience.

This is a fantastic opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking a turnkey addition to their portfolio. Offered with no onward chain, early viewing is highly recommended to fully appreciate what's on offer.

Lounge 11'10" x 12'0" (3.61m x 3.68m)



Door to front. Window to front. Radiator. Carpeted.

Dining Room 11'8" x 12'0" (3.56m x 3.68m)



Window to rear. Feature fireplace. Radiator. Carpeted. Stairs to first floor landing.

Kitchen 11'0" x 5'7" (3.37m x 1.72m)



Window to side. Door to side. Matching base and

eye level units with work surfaces over. Sink unit with drainer and mixer tap. Electric hob with extractor hood over. Built in eye level oven and grill.

Utility

Window to side. Wood effect flooring.

Shower Room



Window to rear. Shower cubicle. Wash hand basin. Toilet. Radiator. Wood effect flooring.

First Floor Landing

Doors to bedrooms.

Bedroom 1 11'9" x 12'0" (3.60m x 3.68m)



Window to front. Radiator. Carpeted.

Bedroom 2 11'8" x 9'5" (3.56m x 2.89m)



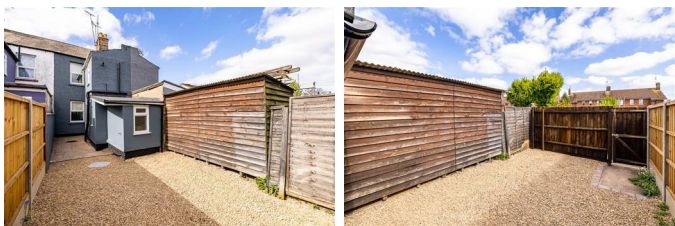
Window to rear. Radiator. Carpeted. Door to bathroom.

Bathroom 11'0" x 6'1" (3.37m x 1.87m)



Window. Panelled bath with shower over and glass shower screen. Wash hand basin. Toilet.

Outside



The courtyard garden has a gravel area. Gate leading to rear passageway leading to private low maintenance garden fully enclosed with shed to the rear.



Property Postcode

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

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: Utilita
 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 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: 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:

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

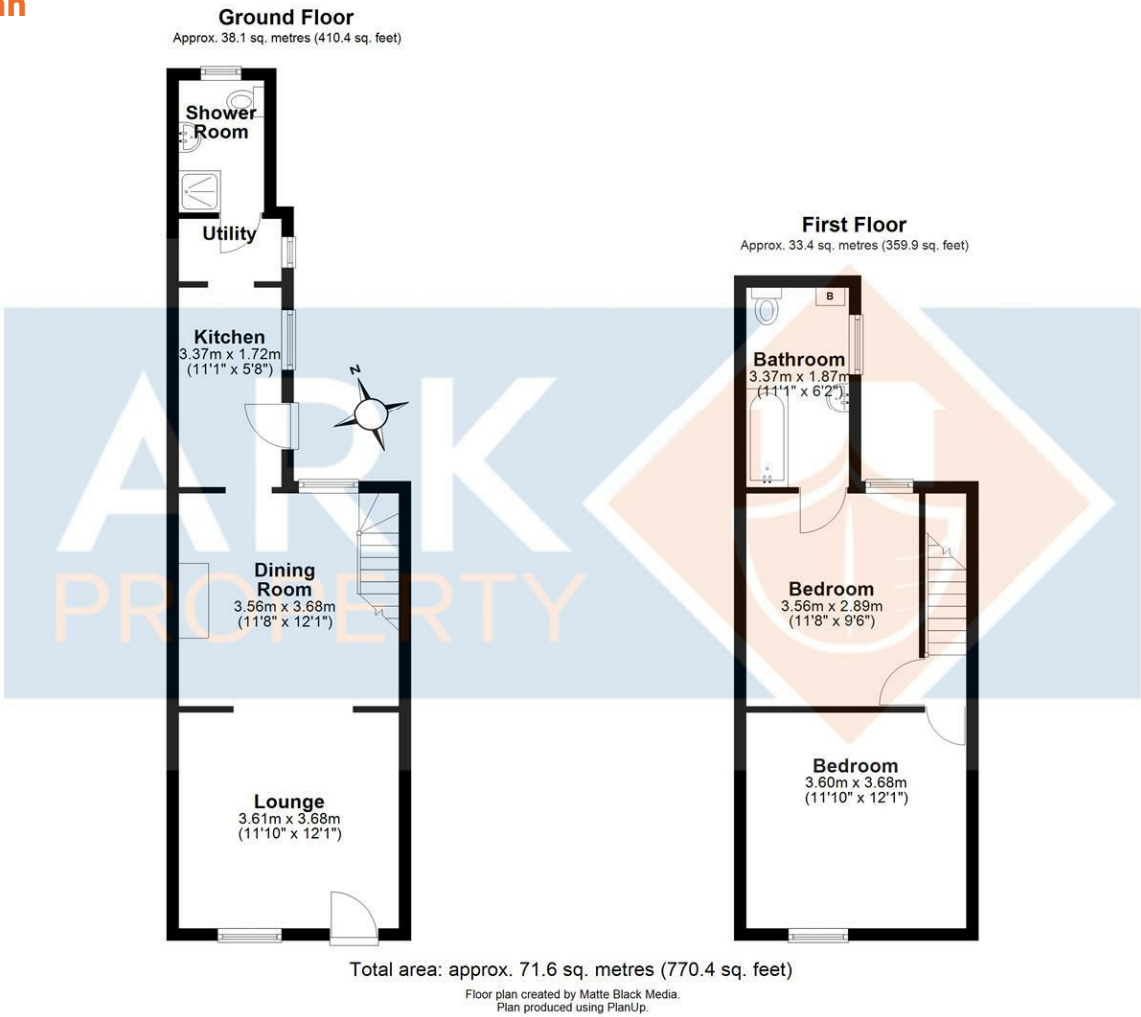
We can also offer full Financial and Solicitor services.

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.

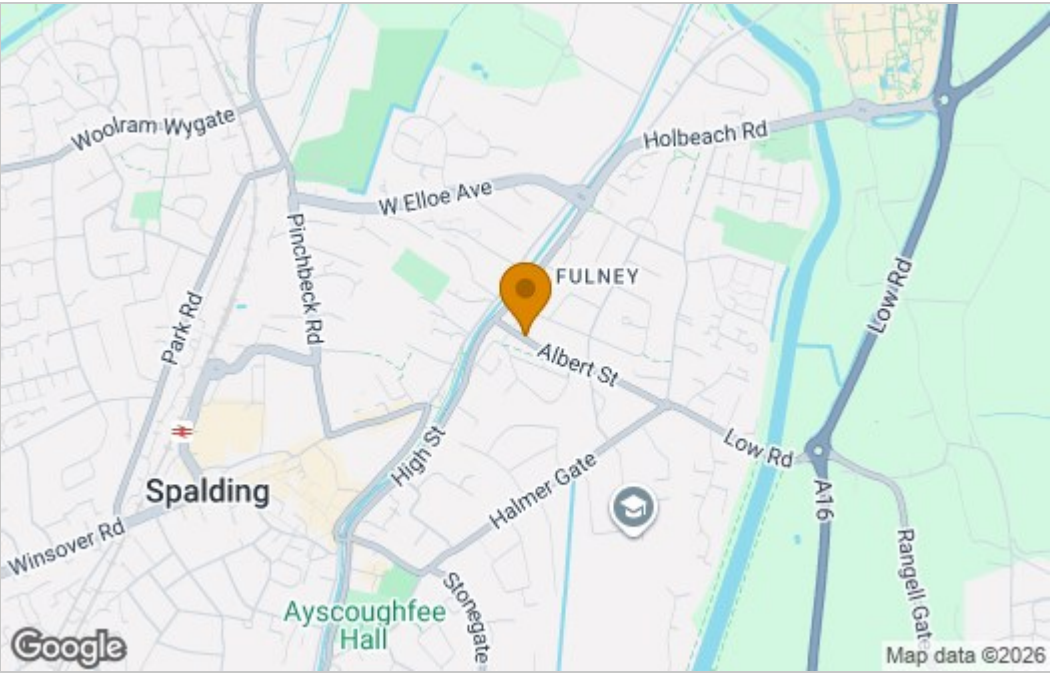
Disclaimer

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.

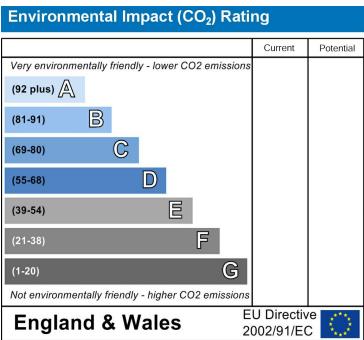
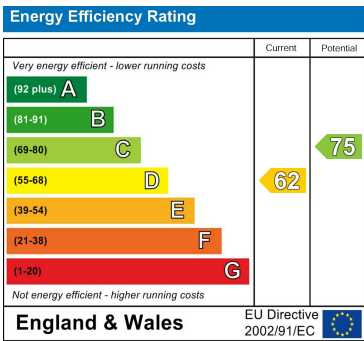
Floor Plan



Area Map



Energy Efficiency Graph



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