



27 Albion Street, Spalding, PE11 2AJ

£163,000

- Three Bedroom Semi Detached House
- Town centre location
- Within a stones throw of the Castle Sports Complex
- One parking space to rear
- Low maintenance rear garden
- Good size bedrooms
- Great investment or first time purchase
- Neutrally decorated throughout
- No chain !!!!!

NO ONWARD CHAIN! This three-bedroom semi-detached house in Spalding town centre offers a low-maintenance rear garden and being positioned in a central location. An ideal purchase for first time buyers or an investment purchase. The property comprises of entrance hallway, living room and kitchen breakfast with the first floor offering three bedrooms and bathroom. One parking space to the rear.

A viewing is highly advised, call the office today, to get your viewing booked in!

Entrance Hallway

Door to side. Stairs to first floor landing.

Lounge 16'6" x 11'10" (5.05m x 3.61m)



UPVC bay window to front. Radiator. Laminate flooring.

Kitchen/Diner 16'6" x 10'4" (5.05m x 3.15m)



UPVC window to rear. Door to rear garden. Base and wall units with work surface over. Part tiled splashback. Ceramic sink with drainer. Integrated oven and hob with extractor over. Breakfast bar. Space for washing machine and freestanding fridge freezer. Wall mounted boiler. Pantry with shelving.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom 1 3.02m x 3.18m



UPVC window to rear. Radiator. Built in storage cupboard.

Bedroom 2 11'10" x 8'9" (3.61m x 2.69m)



UPVC windows to front and side. Built in airing cupboard. Radiator.

Bedroom 3 8'2" x 7'4" (2.49m x 2.26m)



UPVC window to front. Radiator.

Bathroom 8'11" x 6'3" (2.72m x 1.91m)

UPVC window to rear. Panelled bath with shower over. Toilet. Wash hand basin. Shaver point.

Outside

Low maintenance rear garden enclosed by timber fencing. Mainly paved ideal for seating and entertaining. One parking space to the rear.

Parking Space**Property Postcode**

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

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

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

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: Driveway
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: Planning permission granted when the property was built for 3 houses making this one a mid terrace, however never been built. 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: D58

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.

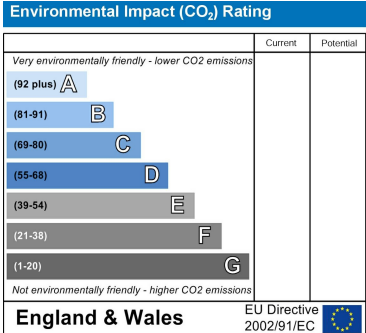
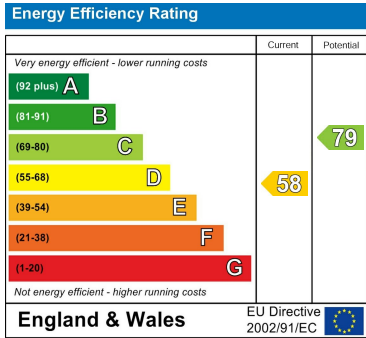
Floor Plan



Area Map



Energy Efficiency Graph



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