



## **11 Westside, Spalding, PE11 3WG**

**£160,000**

- Perfect for first time buyers or investors
- Two double bedrooms
- Allocated parking
- Well presented throughout
- Recently refitted windows and boiler
- Neutral decor
- Low maintenance rear garden
- Viewing advised

**SOLD PRIOR TO MARKETING!**

Whether you're searching for your first home or a low-maintenance investment property, this could be the perfect choice for you.

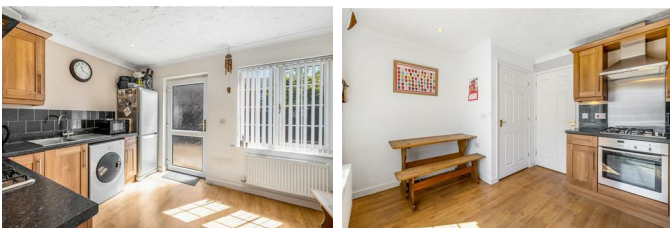
Conveniently located within easy reach of Spalding, this well-presented two-bedroom end-terrace home offers comfortable and modern living throughout.

Finished in neutral décor and ready to move straight into, the property benefits from a contemporary build style, well-proportioned accommodation, and a low-maintenance rear garden — ideal for busy lifestyles or hassle-free renting.

A fantastic opportunity for first-time buyers and investors alike. Early viewing is highly recommended, so get your appointment booked in today.

**Lounge 12'10" x 12'7" (3.92m x 3.85m)**

Entrance door and window to front. Radiator. Laminate wood flooring. Stairs to first floor landing.

**Kitchen/Diner 9'6" x 12'7" (2.92m x 3.85m)**

Door and window to rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap over. Four ring gas hob with extractor hood over. Built in oven and grill. Space for fridge/freezer. Space and plumbing for washing machine. Radiator. Laminate wood flooring.

**Cloakroom**

Toilet. Wash hand basin. Tiled splash back. Radiator. Laminate wood flooring .

**First Floor Landing**

Doors to bedrooms and bathroom.

**Bedroom 1 8'9" x 9'4" (2.67m x 2.85)**

Window to rear. Radiator. Carpeted.

**Bedroom 2 8'0" x 10'4" (2.44m x 3.15m)**

Two windows to front. Radiator. Carpeted. Built in storage cupboard. Built in airing cupboard housing boiler.

**Bathroom 6'2" x 5'6" (1.89m x 1.68m)**

Window to side. Panelled bath with shower over. Was hand basin. Toilet. Fully tiled walls. Vinyl flooring. Heated towel rail. Shaver point. Extractor fan.

**Outside**

The rear garden is enclosed by timber fencing and brick wall. Mainly laid to gravel. Patio area. Timber storage shed.

**Property Postcode**

For location purposes the postcode of this property is: PE11 3WG

**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: Please get your legal advisor to confirm any charges prior to purchase.

Property construction: Brick built

Electricity supply: Not known

Solar Panels: Not known

Other electricity sources: Not known

Water supply: Not known

Sewerage: Not known

Heating: Not known

Heating features: Not known

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 space

Building safety issues: Not known

Restrictions: Not known

Public right of way: Not known

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: Not known

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: Not known  
Coalfield or mining area: Not known  
Energy Performance rating: C77

### **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.

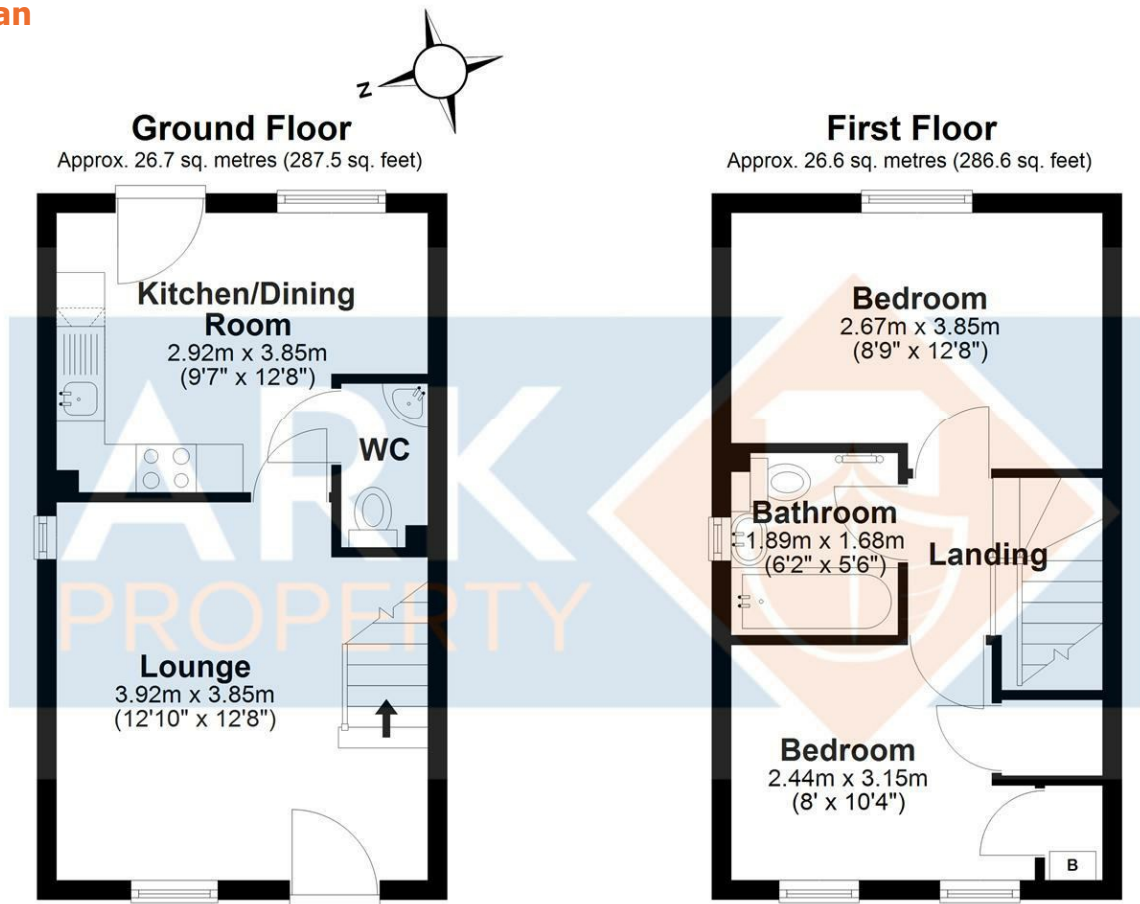
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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

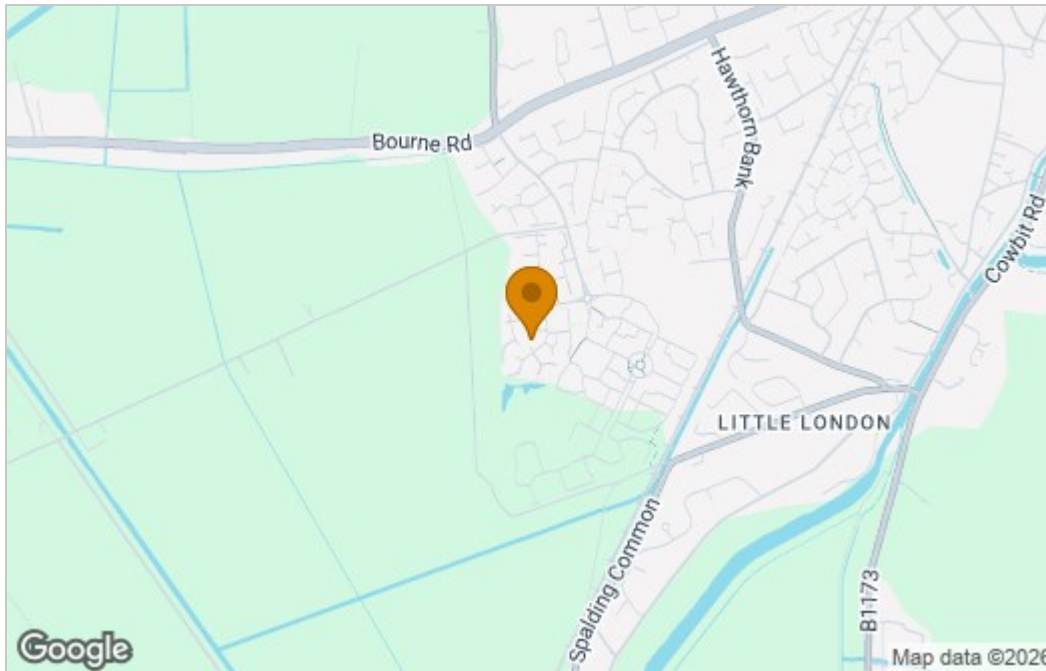
their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

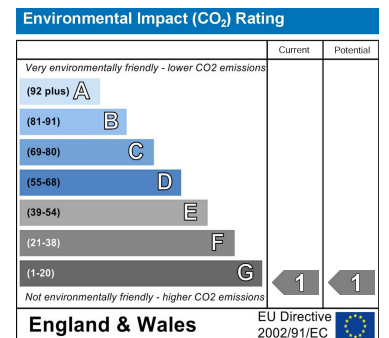
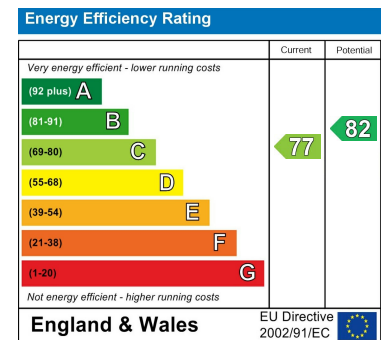


Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ  
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

