ARK PROPERTY









15 Chamomile Way, Spalding, PE11 3BQ

£155,000

- Well presented throughout
- Off road parking
- Cul de sac location
- Popular area of the Spalding
- Two double bedrooms
- Low maintenance rear garden
- Neutral decor throughout
- Great first property to get on the ladder
- No chain

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info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Ideal First Home on Woolram Wygate Estate

Searching for your first home but don't want the hassle of a project? This gem could be just what you're looking for! Lovingly maintained by the current owners, this property shines through in every photo. This property would make a great first time buy for one lucky buyer. Located on the ever-popular Woolram Wygate estate, this home is sure to be snapped up quickly.

Don't miss out—book a viewing today!

Lounge 12'9" x 12'7" (3.91m x 3.86m)




UPVC door to front. UPVC window to front and side. Stairs to first floor landing. Carpeted. Radiator.

Kitchen 9'6" x 9'4" (2.92m x 2.86m)



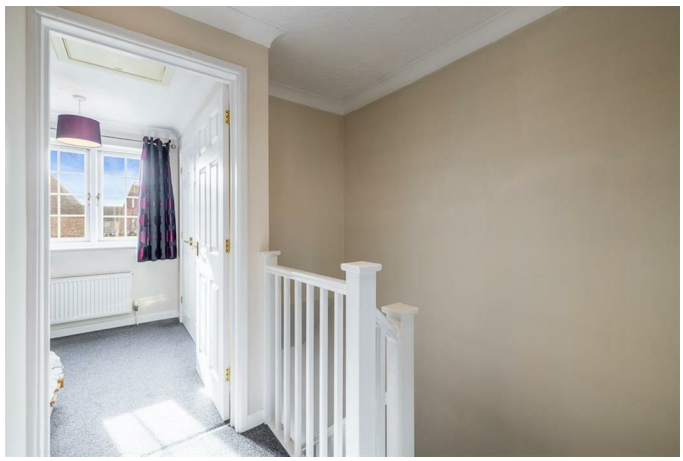

UPVC window and door to rear. Vinyl flooring. Matching base and eye level units with roll top work surface over. Stainless steel sink with drainer. Space and plumbing for washing machine. Space for fridge and freezer. Integrated electric oven with four ring gas hob above. Stainless steel splashback. Extractor fan. Radiator.

Cloakroom



Toilet. Wash hand basin. Tiled splash back. Radiator. Vinyl flooring. Extractor fan.

First Floor Landing



Doors to bedroom and bathroom.

Bedroom 1 8'9" x 12'7" (2.67m x 3.85m)



UPVC window to rear. Carpeted. Radiator.

Bedroom 2 7'10" x 8'10" (2.39m x 2.70m)



UPVC window to front. Carpeted. Radiator. Loft access. Built in wardrobes with boiler and shelving.

Bathroom 6'3" x 5'7" (1.91m x 1.71m)



UPVC window to side. Vinyl flooring. Bath with shower over. Partially tiled walls. Toilet. Wash hand basin. Extractor fan. Shaver point.

Outside





To the front of the property is one allocated parking space, block paved area and gate with access to the rear garden.
The rear garden is enclosed with timber fencing. Patio seating area.

Property Postcode

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

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: Mans
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: Allocated 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: 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.

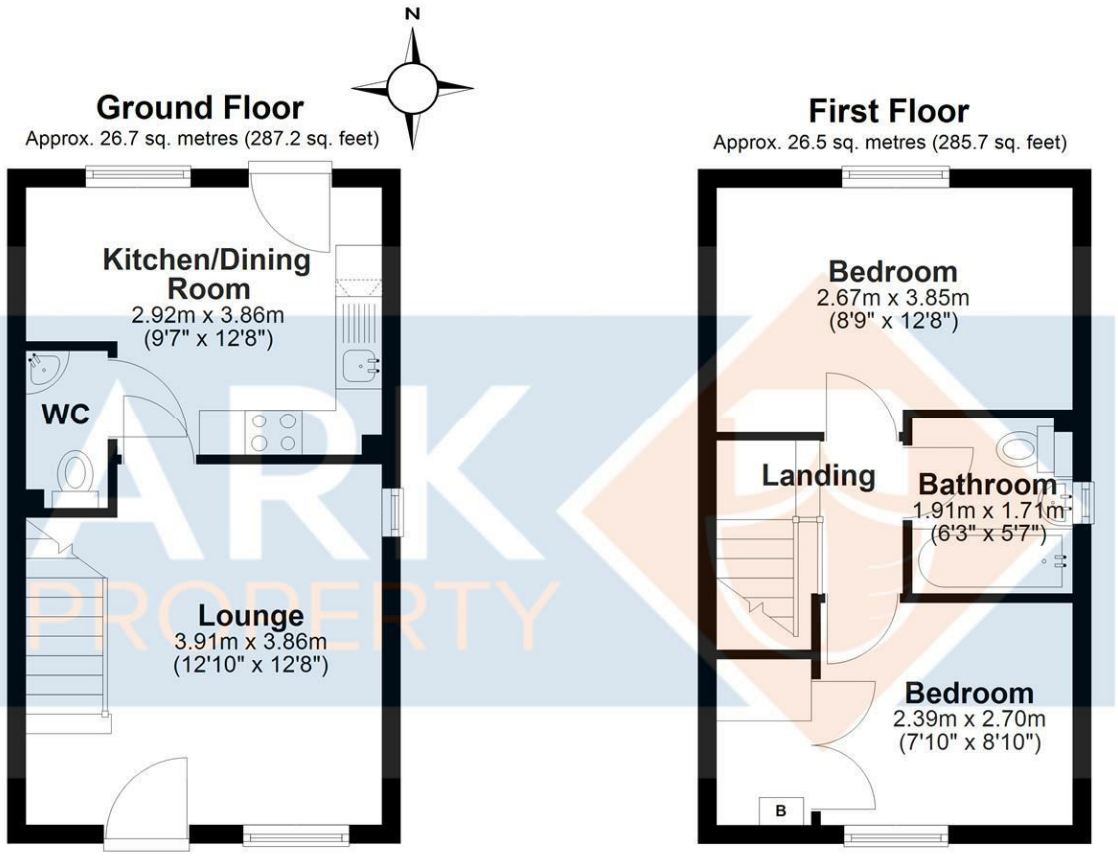
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

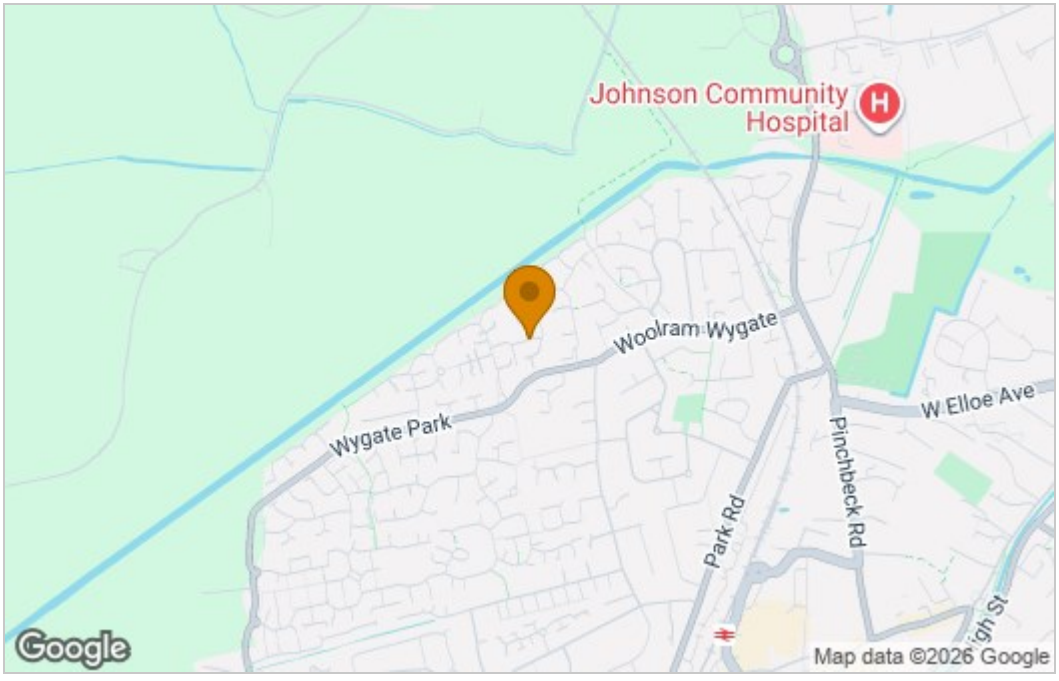
Floor Plan



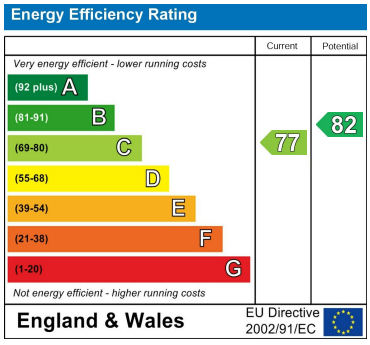
Total area: approx. 53.2 sq. metres (572.9 sq. feet)

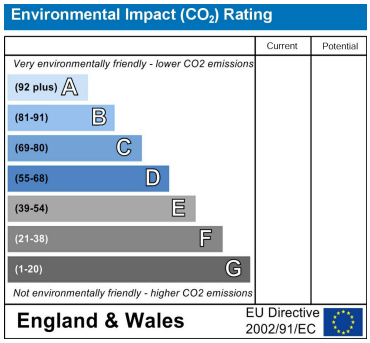
All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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