ARK PROPERTY









10 West Elloe Avenue, Spalding, PE11 2BH

£220,000

- Extended to create a five-bedroom semi-detached HMO
- Within easy reach of the town centre
- Situated on the popular West Elloe Avenue
- Neutrally decorated
- Fantastic potential for a strong rental yield

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

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

This neutrally decorated, bay-fronted property was originally a traditional three-bedroom, extended to create a five-bedroom semi-detached HMO. Situated on the popular West Elloe avenue, it's within easy reach of the town centre. A traditional build, it's in need of some refurbishment in places, but it offers fantastic potential for a strong rental yield.

Entrance Hall



Entrance door to front. Window to side. Stairs to first floor landing. Radiator. Understairs storage cupboard. Laminate flooring.

Reception Room 11'10" x 11'9" (3.62m x 3.60m)




Bay window to front. Feature fireplace. Carpeted.

Reception Room 11'10" x 13'7" (3.62m x 4.15m)




French doors with side panels to rear. Feature fireplace. Radiator. Carpeted.

Study 8'4" x 7'10" (2.55m x 2.40m)




Polycarbonate roof. Window to rear. Radiator. Carpeted.

Kitchen 10'2" x 7'3" (3.12m x 2.21m)




Matching range of base and eye level units with work surfaces over. Sink unit with mixer tap. Tiled splash backs. Four ring gas hob with extractor hood over. Built in oven and grill under. Space and plumbing for washing machine. Space for fridge/freezer. Tiled flooring.

Sun Room 7'11 x 10' (2.41m x 3.05m)



With UPVC double glazed French doors and window to rear. Polycarbonate roof. Two radiators.

Rear Lobby

Doors to bedroom and shower room.

Shower Room 3'9" x 8'2" (1.15m x 2.51m)



Window to side. Shower cubicle. Wash hand basin. Toilet. Radiator. Extractor fan.

Downstairs Bedroom 20'3 x 9'11 (6.17m x 3.02m)





Window to front and rear. Radiator. Carpeted.

First Floor Landing

Window to side. Loft access. Storage cupboard with shelving.

Bedroom 1 11'10" x 11'7" (3.62m x 3.54m)



Window to rear. Radiator. Feature fireplace.

Bedroom 2 11'10" x 12'2" (3.62m x 3.71m)





Bay window to front. Feature fireplace. Radiator. Carpeted.

Bedroom 3 8'11" x 7'3" (2.73m x 2.21m)



Window to rear. Radiator. Carpeted.

Bathroom 7'3" x 6'2" (2.21m x 1.88m)



Window to rear. Wet room flooring. Shower unit Toilet. Wash hand basin. Tiled walls. Extractor fan. Radiator.

Outside




The front of the property provides off road parking.
The rear garden is enclosed by timber fencing and mature trees and bushes. Lawn area. Patio area.

Property Postcode

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

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: Not known
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: Driveway
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: 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

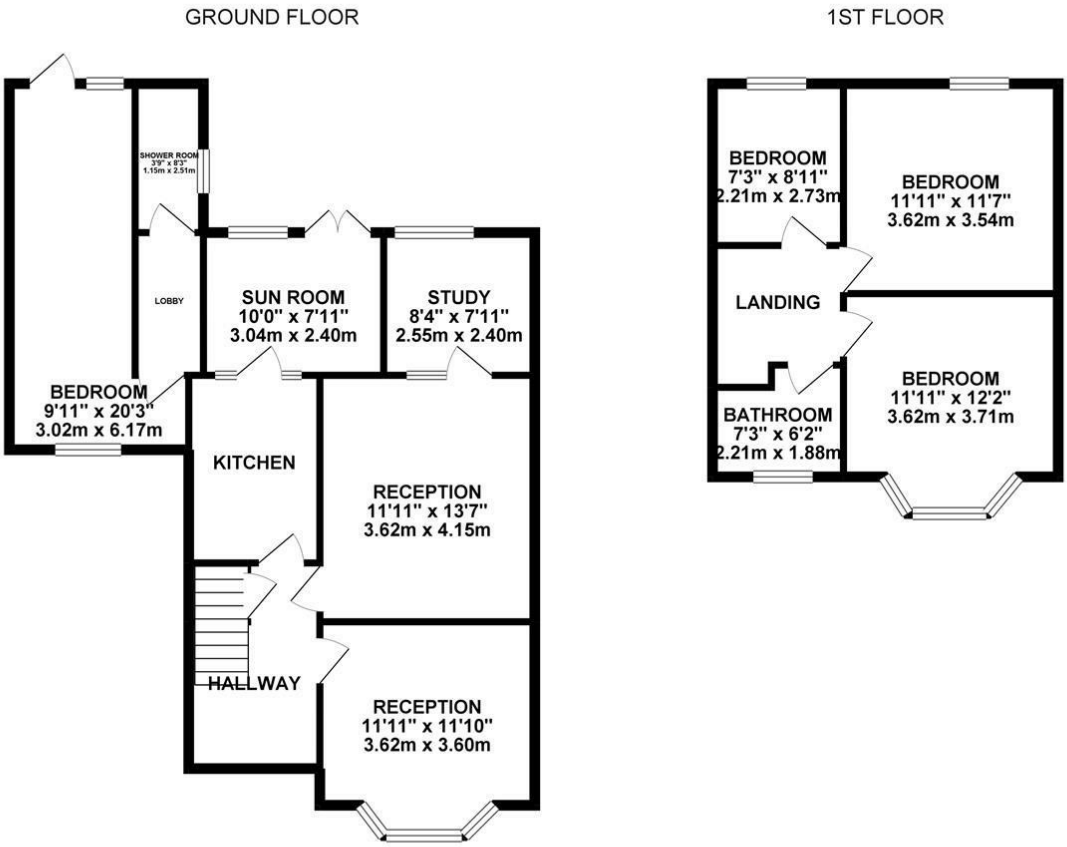
We can also offer full Financial and Solicitor services.

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

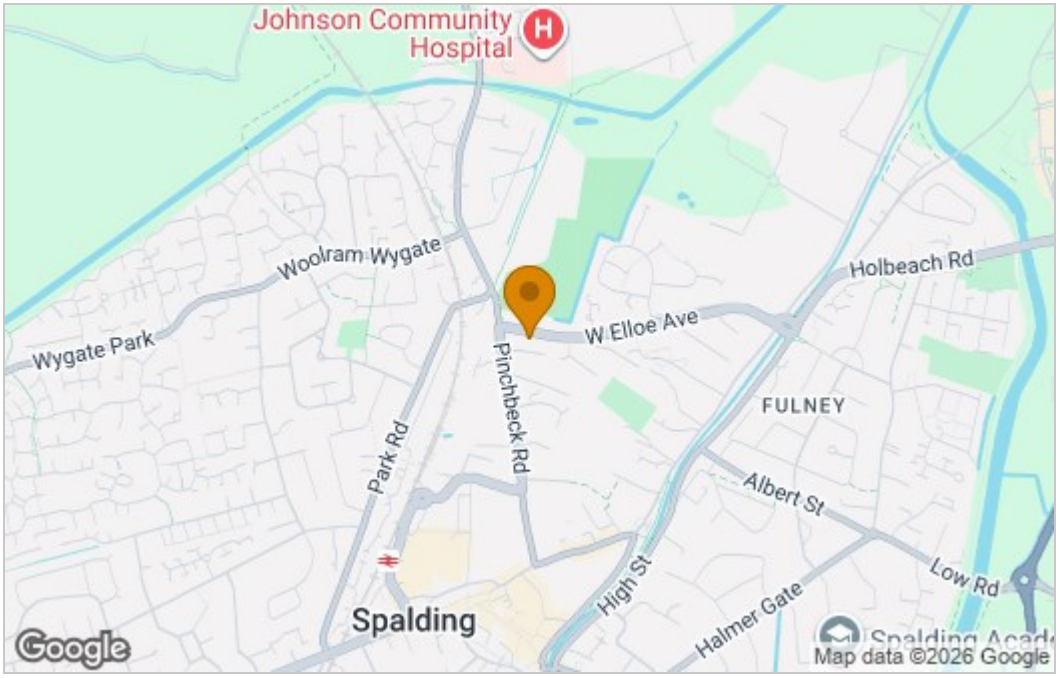
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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

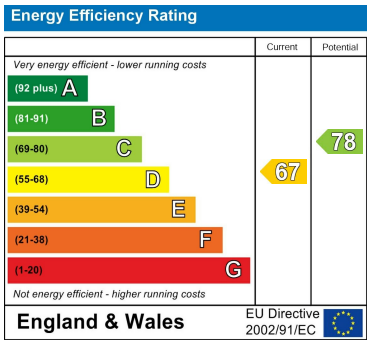


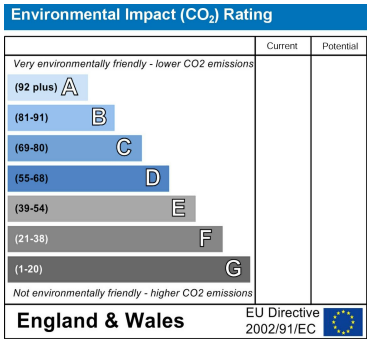
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

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 firms 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