



38 Bourne Road, Spalding, PE11 1JW

£130,000

- Older-style two-bedroom end-of-terrace property located on Bourne Road, Spalding
- Offers well-proportioned accommodation with character and potential for improvement
- Ground floor includes a cosy lounge leading into a dining room, plus a fitted kitchen
- Additional ground floor spaces include a utility area and rear lobby
- First floor comprises two bedrooms and a family bathroom
- Benefits from a generous rear garden and convenient access to local amenities, schools, and transport links, suitable for first-time buyers, investors, or downsizers

An older style two bedroom end of terrace property conveniently situated on Bourne Road, Spalding, offering well proportioned accommodation with plenty of character and potential. Internally, the property comprises a cosy lounge opening through to the dining room, creating an ideal space for both everyday living and entertaining. There is also a fitted kitchen, useful utility area and rear lobby to the ground floor.

To the first floor are two bedrooms together with a family bathroom. Outside, the property benefits from a generous rear garden area. Conveniently located for local amenities, schools and transport links, this home would make an ideal first time purchase, buy to let investment or downsize opportunity.

Lounge 9'10" x 11'10" (3.02m x 3.62m)



Entrance door to front. Window to front. Feature fireplace with surround. Radiator. Wood effect flooring.



Dining Room 10'9" x 11'10" (3.30m x 3.62m)



Window to rear. Feature fireplace. Stairs to first floor landing. Wood effect flooring.



Kitchen 9'11" x 6'5" (3.03m x 1.96m)



Window to side. Matching base and eye level units with work surfaces over. Sink unit with drainer and

mixer tap. Four ring gas hob with extractor hood over. Built in electric oven and grill. Space for fridge/freezer. Space and plumbing for washing machine. Vinyl flooring.



Rear Lobby 10'7" x 4'6" (3.24m x 1.38m)



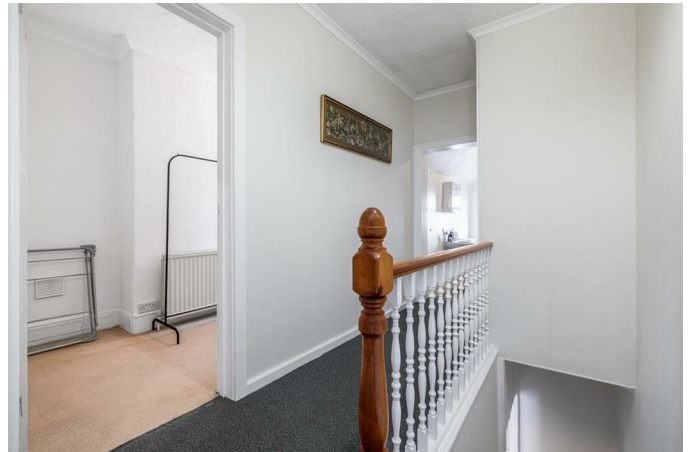
Window to side. Door to side. Perspex roof.

Utility Area 7'8" x 4'9" (2.34m x 1.47m)



Window to side. Boiler. Carpeted.

First Floor Landing 10'10" x 5'10" (3.31m x 1.79m)



Doors to bedrooms and bathroom. Built in storage cupboard.

Bedroom 1 9'10" x 11'10" (3.01m x 3.63m)



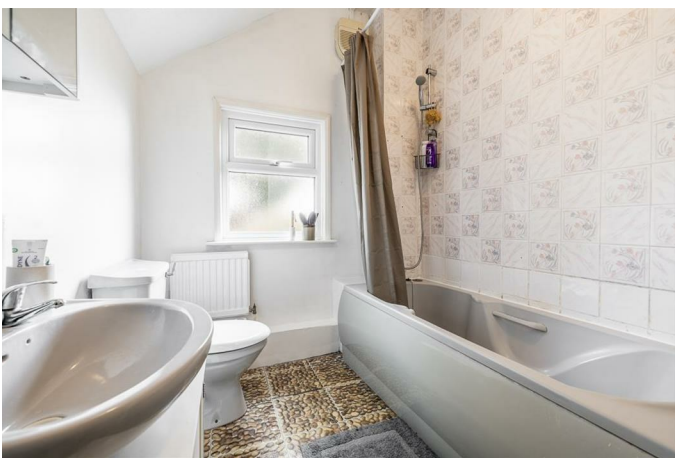
Window to front. Radiator. Wooden flooring.

Bedroom 2 10'9" x 5'6" (3.30m x 1.70m)



Window to rear. Radiator. Carpeted.

Bathroom 9'11" x 6'5" (3.03m x 1.96m)



Window to rear. Panelled bath with shower

attachment. Toilet. Wash hand basin. Radiator. Vinyl tiled flooring. Built in cupboard housing hot water cylinder.

Outside



The front of the property has a gravel area with pathway leading to front door. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing and brick walling. Patio area.



Property Postcode

For location purposes the postcode of this property is: PE11 1JW

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: Scottish Power
 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: 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: D64

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

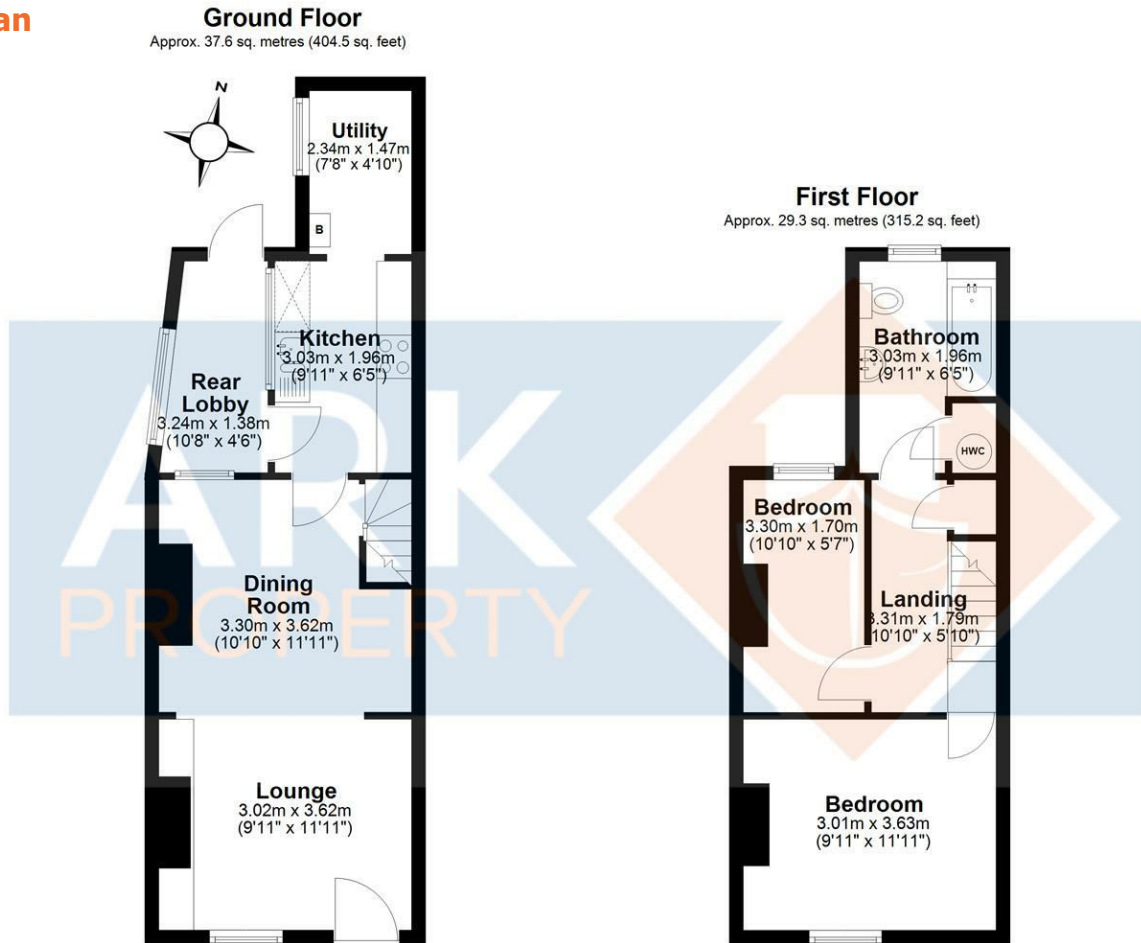
We can also offer full Financial and Solicitor services.

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.

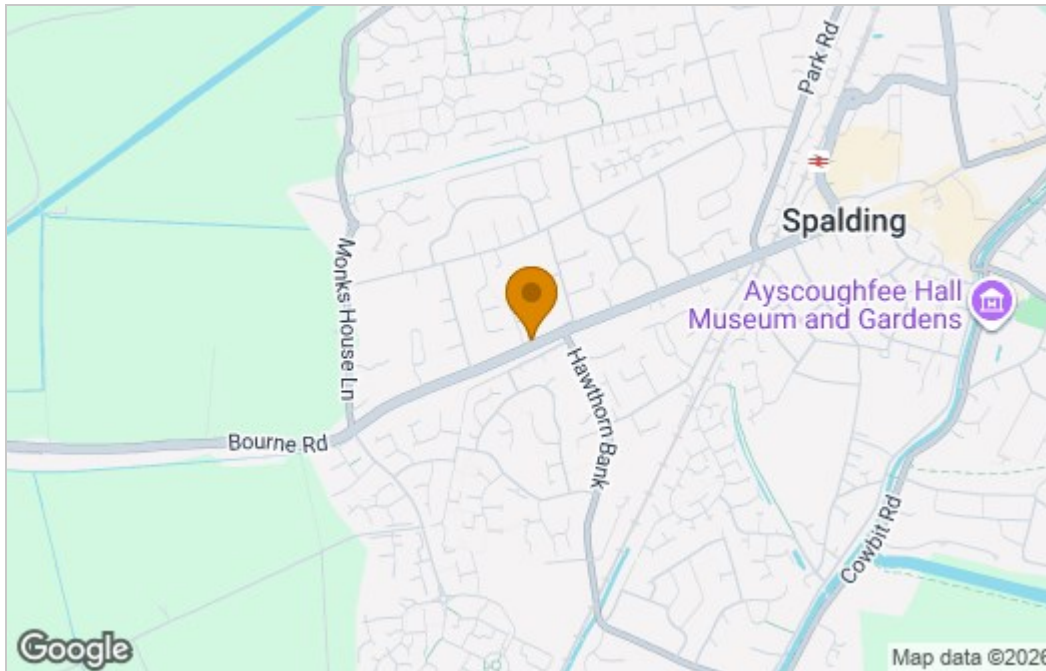
Floor Plan



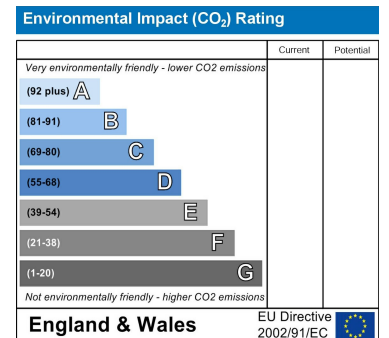
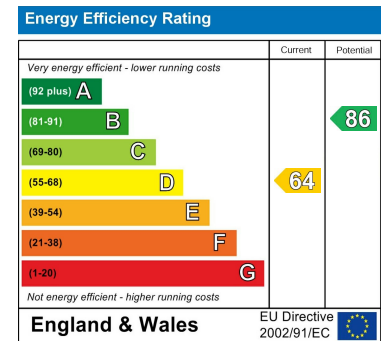
Total area: approx. 66.9 sq. metres (719.8 sq. feet)

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

Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

