ARK PROPERTY

76 Commercial Road, Spalding, PE11 2HE

£220,000

- Recently refreshed throughout and presented in excellent order
- Versatile layout with excellent income potential
- Ideal investment for HMO or serviced accommodation/Airbnb (subject to any necessary consents)
- Flexible accommodation to suit a variety of uses
- Ready to occupy or let with minimal work required
- View the floorplan to appreciate this unique property's full potential

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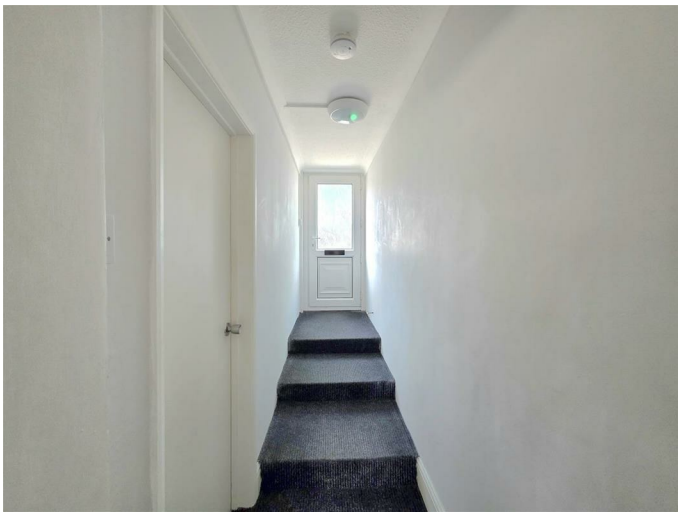
Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

A fantastic opportunity to acquire this unique and versatile property, offering exceptional income potential. Recently refreshed throughout and presented in excellent order, this property is ready for immediate occupation or investment.

Perfectly suited as a House in Multiple Occupation (HMO), serviced accommodation, or Airbnb (subject to any necessary consents and local regulations), the flexible layout provides a wealth of possibilities. Be sure to check out the floorplan to appreciate how this distinctive property could be configured to maximise its potential.

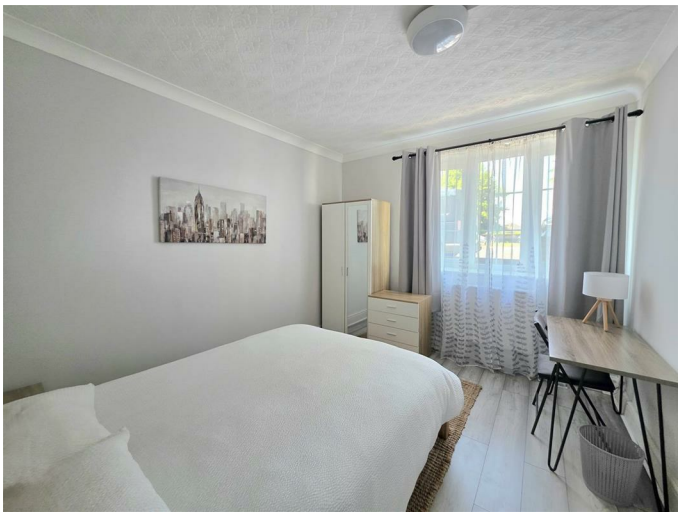
Whether you're an experienced investor looking to expand your portfolio or searching for a property with multiple income opportunities, 76 Commercial Road is one not to be missed.

Entrance Hall 3'1" x 11'10" (0.95m x 3.62m)



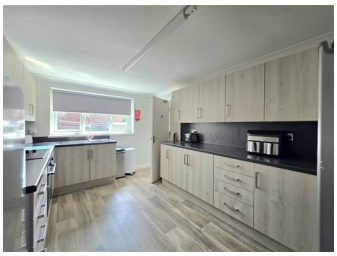
PVC double glazed entrance door to front. Coving to ceiling.

Bedroom 11'4" x 9'10" (3.47m x 3.00m)



PVC double glazed window to front. Coving to ceiling. Laminate flooring. Radiator.

Kitchen 13'8" x 9'7" (4.19m x 2.93m)



PVC double glazed window to rear. Coving to ceiling. Vinyl flooring. Radiator. Fitted base and eye level units with work surfaces over. Four ring electric hob with extractor hood over. Electric oven and grill under. Stainless steel sink and drainer with mixer tap. Space for fridge and freezer. Chrome heated towel rail.

Rear Hallway 7'1" x 2'0" (2.18m x 0.63m)

PVC double glazed window to rear. Door to side. Coving to ceiling. Radiator. Stairs to first floor landing.

Lounge/Dining Room 17'8" x 8'11" (5.41m x 2.74m)

PVC double glazed window to rear. Laminate flooring. Radiator. Built in storage cupboard.

Bedroom 11'4" x 12'1" (3.47m x 3.70m)

PVC double glazed window to front. Coving to ceiling. Vinyl flooring. Radiator.

Storage Cupboard 7'0" x 3'11" (2.14m x 1.21m)

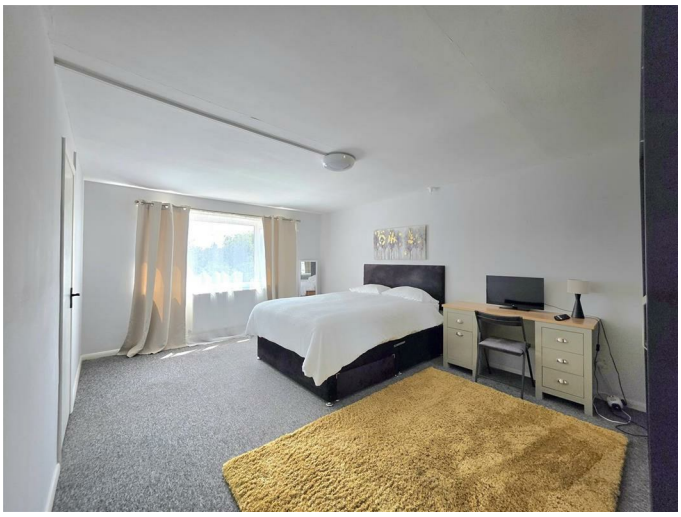
Shower Room 6'5" x 5'4" (1.96m x 1.64m)

PVC double glazed window. Skimmed ceiling. Vinyl flooring. Radiator. Tiled walls. Fitted shower cubicle. Close coupled toilet. Wash hand basin. Cupboard housing boiler.

First Floor Landing 7'6" x 8'1" (2.30m x 2.47m)

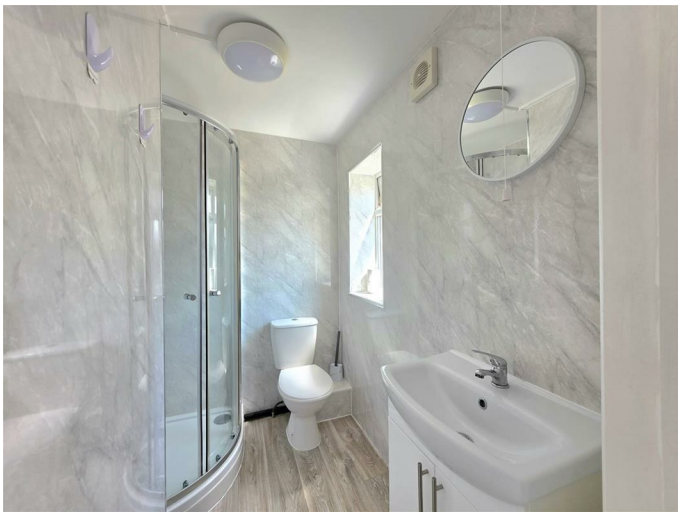
Doors to bedrooms. Built in storage cupboard with hot water cylinder and slatted shelving.

Bedroom 17'6" x 12'2" (5.34m x 3.71m)



PVC double glazed window to rear. Skimmed ceiling. Radiator.

En-suite 3'8" x 6'7" (1.12m x 2.03m)



PVC double glazed window to rear. Skimmed ceiling. Wall boarding. Extractor fan. Vinyl flooring. Fitted shower cubicle. Close coupled toilet. Wash hand basin.

Bedroom 12'11" x 11'6" (3.96m x 3.52m)

PVC double glazed window to front. Skimmed ceiling. Radiator.

Bedroom 11'4" x 13'0" (3.47m x 3.97m)

PVC double glazed window to front. Skimmed ceiling. Radiator.

Bathroom 8'9" x 6'1" (2.69m x 1.86m)

PVC double glazed window to rear. Skimmed ceiling. Vinyl flooring. Extractor fan. Chrome heated towel rail. Fitted shower cubicle. Panelled bath. Close coupled toilet. Wash hand basin. Tiled walls.

Outside

Enclosed by timber fencing and brick wall. Lawn area. Patio area. Block paved patio area to the rear of the garden.

Utility/Store 10'10" x 8'1" (3.31m x 2.48m)

Door to side with glazed side panel. Window to rear.

Garage 16'5" x 14'9" (5.01m x 4.52m)

Doors opening to front.

Property Postcode

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

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: Octopus Energy
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 to the rear. Double garage.
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: D60

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.

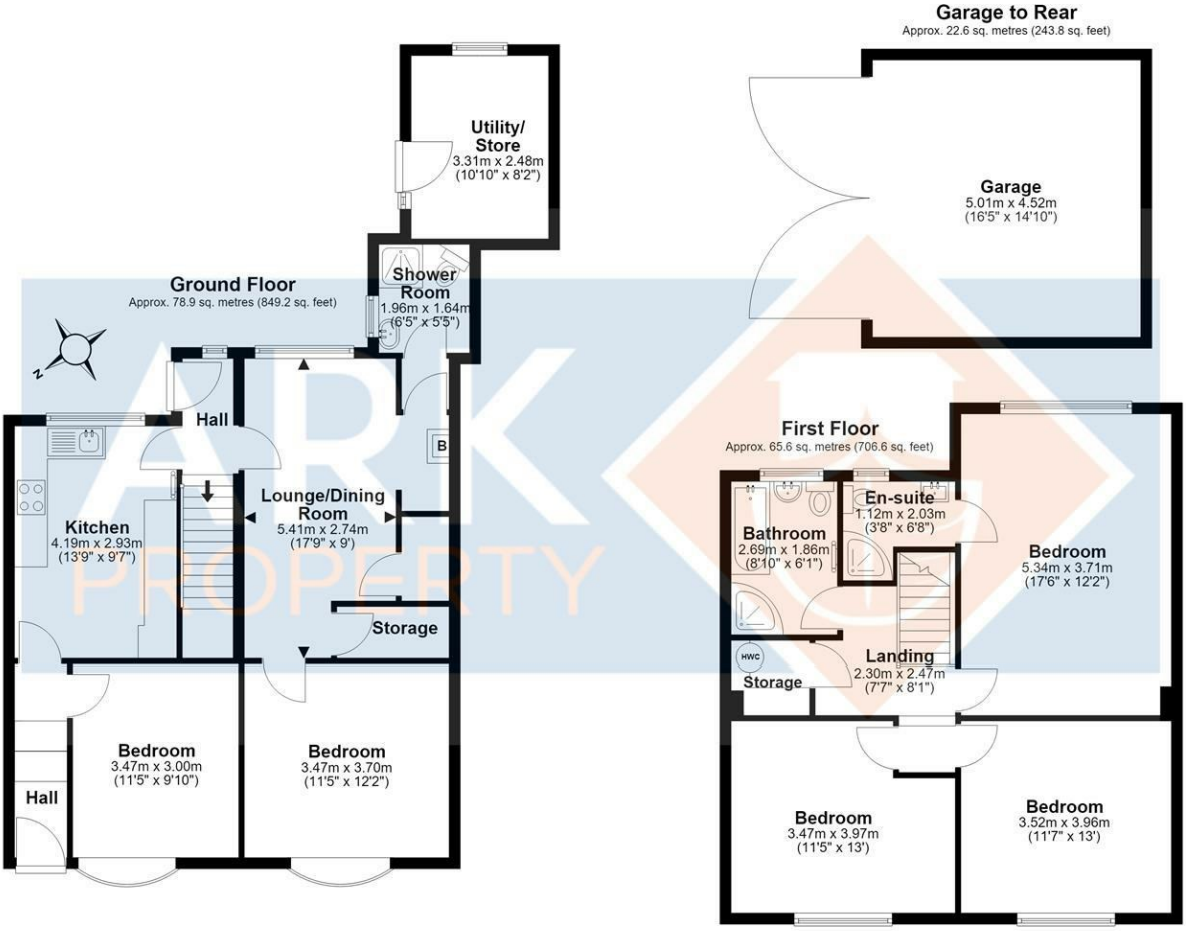
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

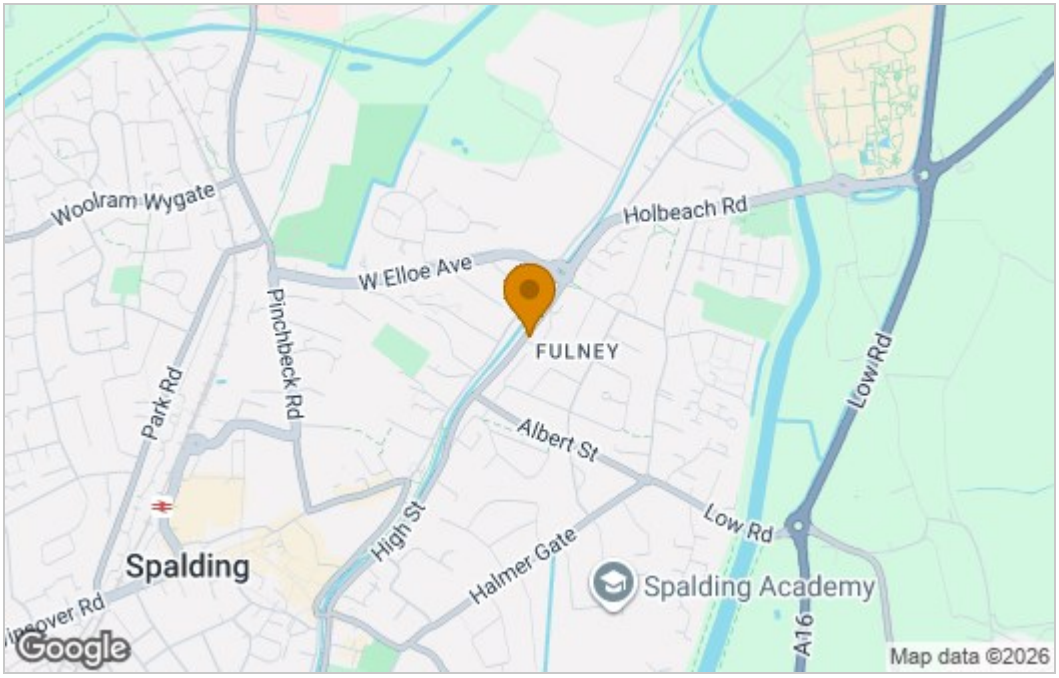
Floor Plan



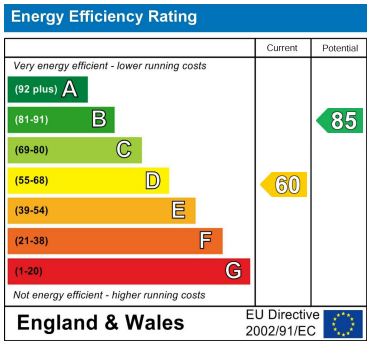
Total area: approx. 167.2 sq. metres (1799.6 sq. feet)

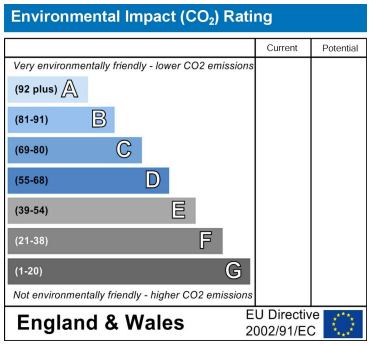
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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