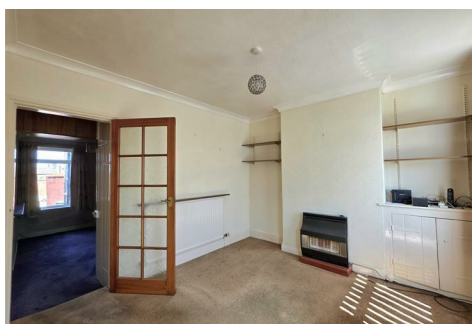




116 London Road, Spalding, PE11 2TW

£100,000

- Offered for sale with no onward chain.
- Two-bedroom terraced home with excellent potential for improvement.
- Lounge, dining room, kitchen and ground floor bathroom.
- Two double bedrooms plus a versatile dressing room or nursery.
- Courtyard and enclosed rear garden laid to lawn.
- Convenient location with easy access to scenic walks along the River Welland.

Offered for sale with no onward chain, this two-bedroom terraced home on London Road, Spalding presents an excellent opportunity for buyers looking to put their own stamp on a property. Requiring some improvement works, it offers plenty of potential and enjoys easy access to picturesque walks along the River Welland.

The accommodation comprises a lounge, dining room, kitchen and bathroom to the ground floor. Upstairs are two generous double bedrooms along with an additional dressing room or nursery, providing flexible living space.

Outside, the property benefits from a courtyard and a lawned rear garden. Contact Ark today for more information or to arrange a viewing.

Lounge 11'0" x 10'10" (3.37m x 3.32m)



PVC double glazed window and door to front. Coving to ceiling. Built in meter cupboard. Radiator. Gas fireplace. Door to dining room.



Dining Room 15'0" x 10'9" (4.59m x 3.30m)



PVC double glazed window to rear. Coving to ceiling. Gas fireplace. Built in storage cupboard. Stairs to first floor. Sliding door to kitchen.



Kitchen 6'11" x 6'0" (2.13m x 1.84m)



PVC double glazed window and door to side. Vinyl flooring. Gas point. Built in cupboard. Base unit with sink and drainer. Door to bathroom.

Bathroom 7'6" x 4'0" (2.31m x 1.22m)



PVC double glazed windows to side. Vinyl flooring. Fitted bath. Toilet. Wash hand basin.

First Floor Landing 2'2" x 2'5" (0.67m x 0.76m)

Doors to bedrooms. Loft access.



Bedroom 1 10'2" x 10'6" (3.12m x 3.21m)



PVC double glazed window to front. Feature fireplace. Radiator.



Bedroom 2 11'8" x 10'5" (3.56m x 3.20m)



PVC double glazed window to rear. Airing cupboard housing hot water cylinder. Feature fireplace. Radiator. Door to bedroom 3/dressing room.



Bedroom 3/Dressing Room 8'1" x 5'8" (2.47m x 1.73m)



PVC double glazed window to rear. Radiator.

Outside



There is a rear courtyard area with shared path access. Lawn area beyond with concrete base for timber shed or similar. Outside lighting available.



Property Postcode

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

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: British Gas

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: On street 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:

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

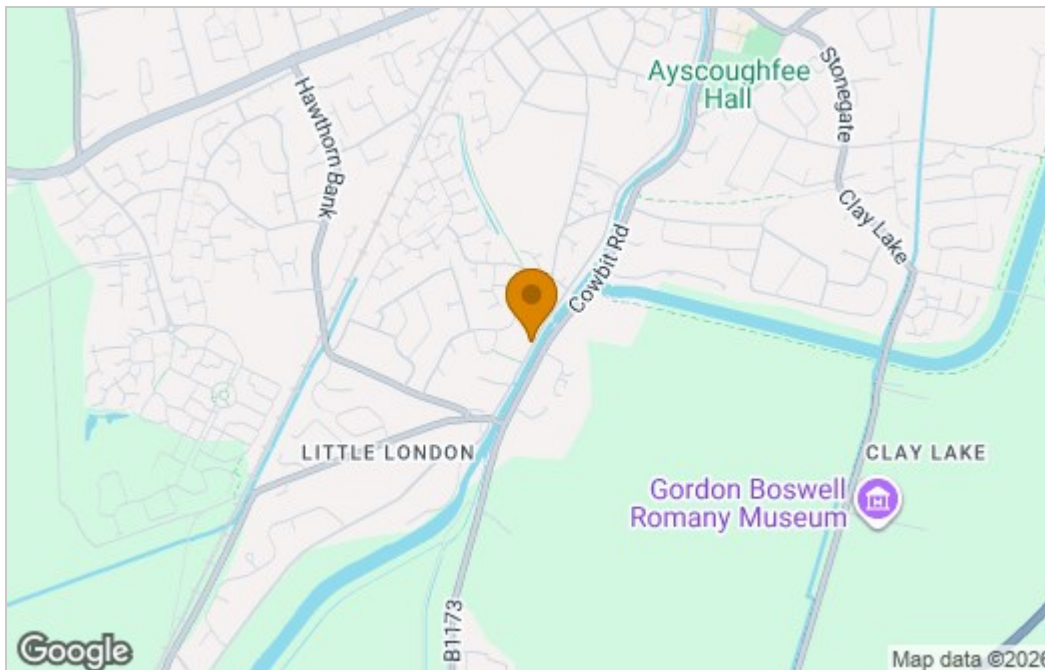
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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



This floorplan is provided for illustrative purposes only. It is not to scale and should be used as a guide only.

Area Map



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Energy Efficiency Graph

