



44 Saltern Drive, Spalding, PE11 1UQ

£169,950

- Two-bedroom detached house
- No onward chain
- Entrance hall and ground floor WC
- Kitchen and separate lounge
- En-suite to the principal bedroom
- Rear garden and off-road parking

A two-bedroom detached house situated on Saltern Drive in Spalding, offered for sale with no onward chain. The accommodation comprises an entrance hall, WC, kitchen and lounge to the ground floor, with two bedrooms, an en-suite and family bathroom to the first floor. Outside, the property benefits from a rear garden and off-road parking. An ideal opportunity for first-time buyers, downsizers or investors.

Entrance Hall

Entrance door to front. Stairs to first floor landing.

Lounge 14'9" x 12'9" (4.51m x 3.91m)



Double glazed doors to rear garden. Radiator.

Kitchen 9'4" x 7'6" (2.86m x 2.3m)



Window to front. Matching range of wall and base units with work surfaces over. Integrated and space for free standing appliances. Sink unit with drainer and mixer tap.

Cloakroom



Window to front. Toilet. Wash hand basin. Tiled splashback. Radiator.

First Floor Landing

Window to side. Doors to bedrooms and bathroom. Loft access.

Bedroom 1 10'7" x 10'1" (3.25m x 3.08m)



Window to front. Radiator. Fitted wardrobe.

En-suite 6'2" x 4'3" (1.88m x 1.30)



Window to front. Shower cubicle with shower attachment. Toilet. Wash hand basin. Tiled splash back. Radiator.

Bedroom 2 10'2" x 7'8" (3.11m x 2.36m)



Window to rear. Radiator.

Bathroom 6'7" x 5'5" (2.02m x 1.66m)



Window to rear. Panelled bath. Wash hand basin. Partially tiled walls. Toilet. Radiator.

Outside



The rear garden is enclosed by timber fencing. Lawn area. Patio area.

Property Postcode

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

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: Allocated parking
 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: B83

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.

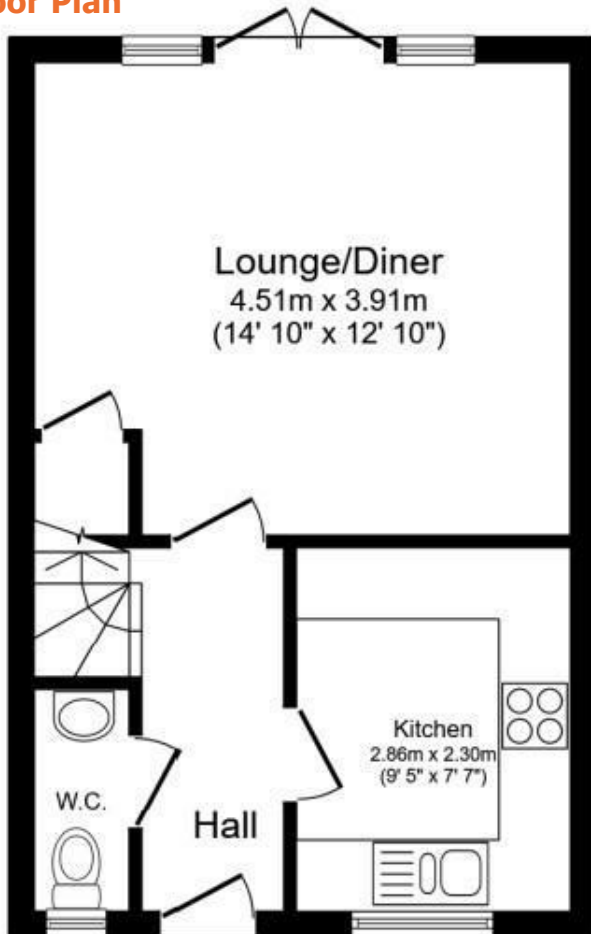
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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

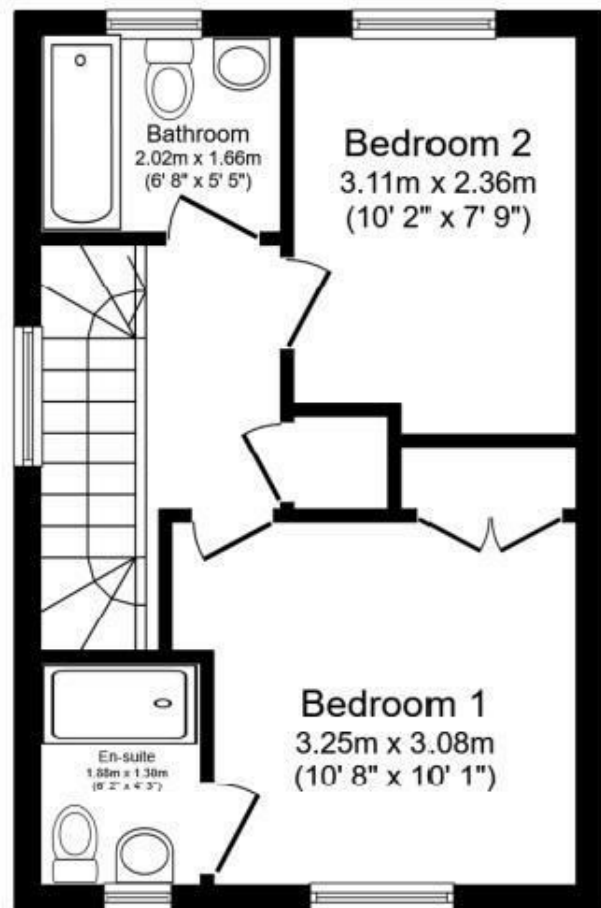
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statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

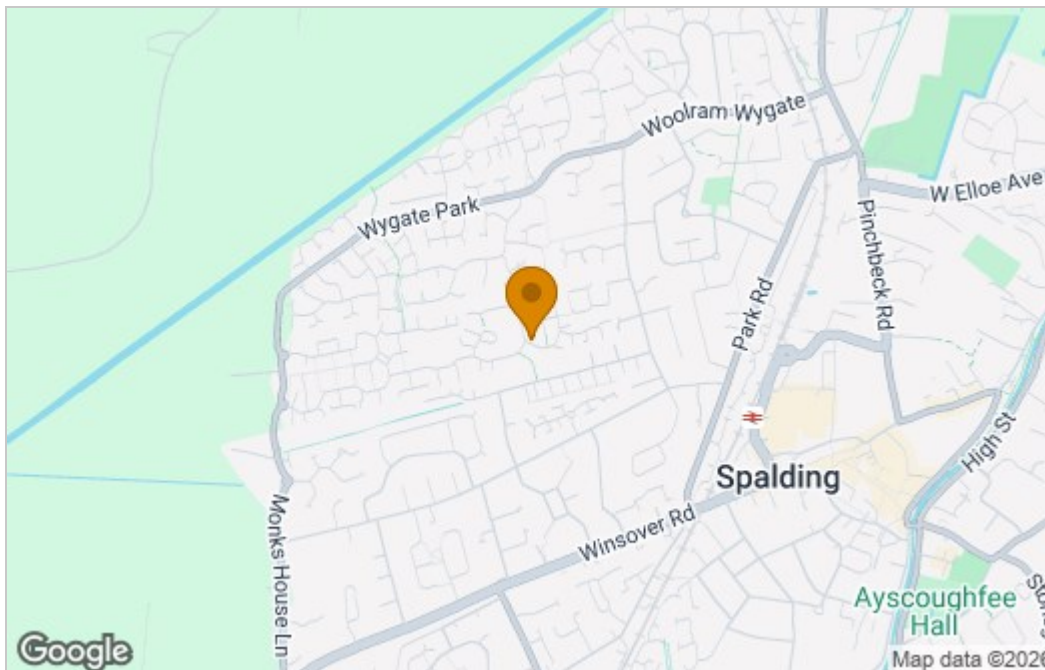


Ground Floor

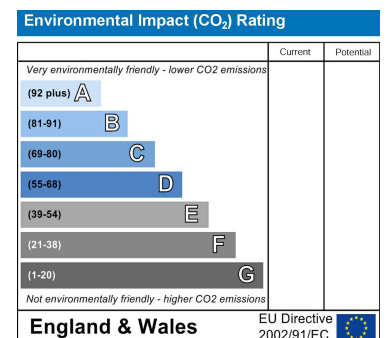
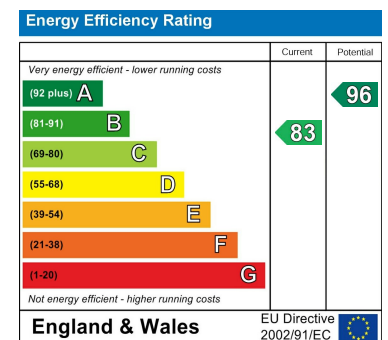


First Floor

Area Map



Energy Efficiency Graph



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