



79 Park Avenue, Spalding, PE11 1QX

£975 Per Month

A well-presented two-bedroom bungalow situated in a convenient town centre location. The property comprises two double bedrooms, shower room, lounge and kitchen, with a rear garden. Externally, there is a garage and large off-road parking area, providing ample space for multiple vehicles.

Ideally located close to local shops, amenities and transport links. Deposit £1125.00.

Entrance Hall

Accessed via a UPVC front door, the entrance hall provides access to the lounge, kitchen, shower room and both bedrooms. The hallway benefits from a useful storage cupboard and LVT flooring.

Lounge 11'1" × 13'0" (3.38m × 3.98m)

A comfortable lounge featuring carpeted flooring, UPVC windows to the front and side aspects providing plenty of natural light, and an electric fire creating a cosy focal point.

Kitchen 12'0" × 9'1" (3.66m × 2.77m)

The kitchen features tiled flooring, a range of base and eye-level units, electric hob and oven. A UPVC window overlooks the rear aspect, with a UPVC door providing direct access to the enclosed rear garden.

Shower Room 6'0" × 5'4" (1.83m × 1.63m)

The shower room benefits from tiled flooring, UPVC window to the rear aspect, hand basin with vanity unit, WC and shower.

Bedroom One 12'0" × 11'8" (3.66m × 3.56m)

A good-sized double bedroom with carpeted flooring, radiator and UPVC window overlooking the front aspect.

Bedroom Two 10'0" × 10'9" (3.07m × 3.30m)

A second double bedroom featuring carpeted flooring, radiator and UPVC window overlooking the rear aspect.

Exterior

The property benefits from an enclosed rear garden with shed, as well as a front garden. There is also a garage and large off-road parking area, providing excellent parking and storage options.

Additional Information**PLEASE NOTE:**

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Ark Property Centre

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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.

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Property Postcode

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

Verified Material Information

Council tax band: B

Property construction: Brick

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: As stated by Ofcom, EE, o2, Vodafone and Three are good outdoor and in-home

Mobile coverage: As stated by Ofcom, Standard, Superfast, and Ultrafast are available

Parking: Driveway and Single Garge

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - medium. Other flood risks - Groundwater - This location is outside of a groundwater flood alert area. Reservoirs - Flooding from reservoirs is unlikely in this area

Coastal erosion risk: No

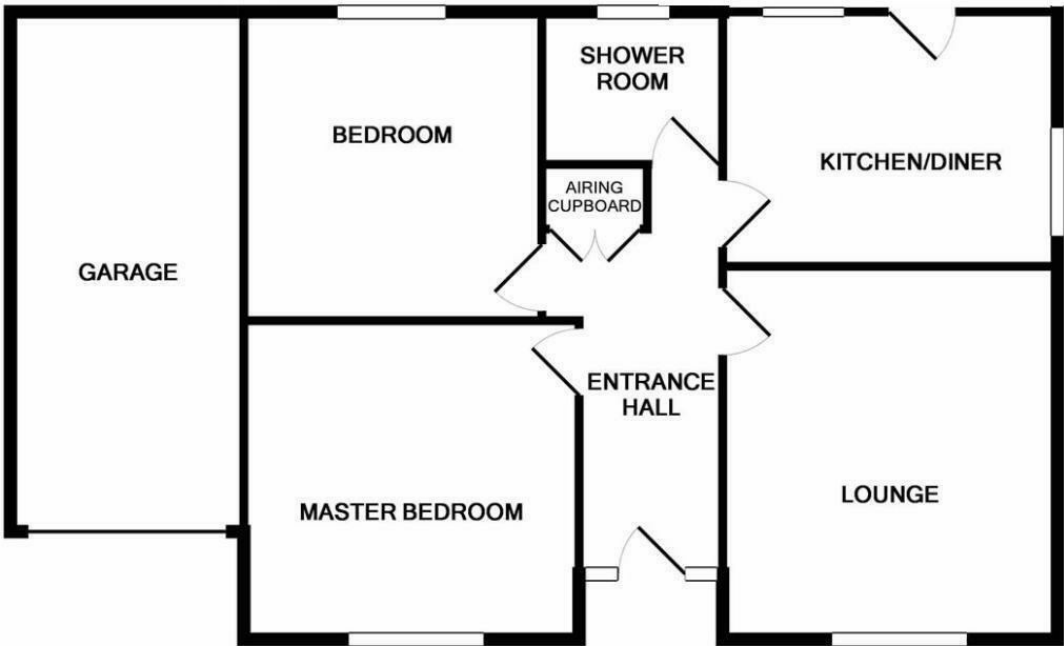
Planning permission: Please refer to South Holland District Council for any local planning applications

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Area Map



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Energy Efficiency Graph

