



9. Park Avenue, Spalding, PE11 1QU

£220,000

- Three-bedroom semi-detached home in fantastic condition.
- Within a short walk of the town centre, offering excellent convenience.
- Ideal first-time buyer property with plenty to offer.
- Generous room sizes providing a spacious and comfortable feel.
- Modern kitchen with a contemporary finish.
- Modern family bathroom finished to a high standard.
- Landscaped rear garden providing a lovely outdoor space.
- Downstairs cloakroom – a valuable addition made by the current owners.
- Well-presented throughout with a great sense of flow from room to room.
- Viewing highly recommended to fully appreciate what this lovely home has to offer.

A Fantastic Three-Bedroom Home Close to the Town Centre

Situated within a short walk of the town centre, this lovely three-bedroom semi-detached home is presented in fantastic condition and offers everything a first-time buyer could wish for.

Inside, the property boasts generously sized rooms, creating a fantastic sense of space and a natural flow throughout. The modern kitchen and stylish bathroom complement the home beautifully, while the landscaped garden provides an ideal outdoor space to relax and entertain.

One of the standout features is the downstairs cloakroom, a thoughtful addition made by the current owners that adds valuable convenience and helps this home stand out from the crowd.

With its excellent condition, great room sizes, modern finishes and convenient location, this is a home that really needs to be seen to be appreciated.

Book your viewing today!

Entrance Hall

Entrance door to side. Stairs to first floor landing.

Lounge 12'10" x 11'5" (3.93m x 3.5m)



Box bay window to front. Radiator. Carpeted.

Dining Room 12'0" x 13'6" (3.68m x 4.13m)



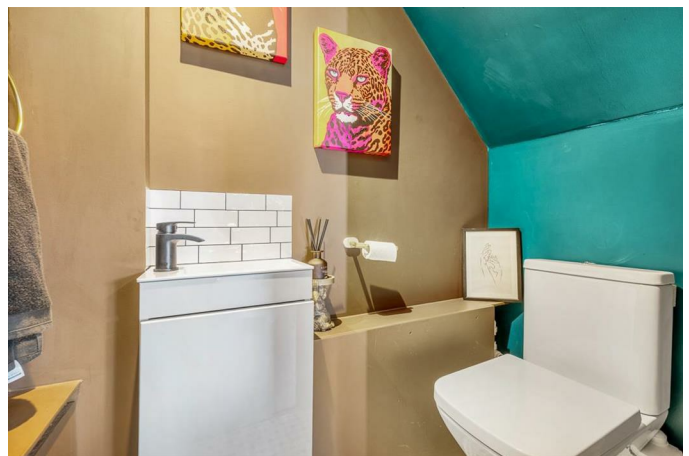
French doors to rear. Opening to kitchen. Feature fireplace with inset log burner, surround and tiled hearth. Vertical radiator. Wooden flooring.

Kitchen 12'9" x 7'1" (3.9m x 2.16m)



Door and window to rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splash backs. Gas hob with extractor hood over. Built in oven and grill. Space for fridge/freezer. Space and plumbing for washing machine. Tiled flooring.

Cloakroom



Toilet. Wash hand basin set in vanity unit.

First Floor Landing



Doors to bedrooms and bathroom.

Bedroom 1 12'0" x 11'4" (3.68m x 3.47m)



Window to front. Radiator. Built in storage cupboard. Carpeted.

Bedroom 2 10'4" x 9'6" (3.16m x 2.92m)



Window to rear. Radiator. Carpeted.

Bedroom 3 12'9" x 7'2" (3.9m x 2.19m)



Window to rear. Radiator. Carpeted.

Bathroom



Window to side. Wall mounted heated towel rail. Tiled walls. Tiled flooring. P shaped bath with shower attachment and glass shower screen. Wash hand basin. Toilet.

Outside



The front of the property has a gravel and concrete area providing off road parking. Gate access to the rear garden. The rear garden is enclosed by timber fencing and hedging. Extended patio area. Raised bark chipped area. Log store.

Garage

Up and over vehicular door to front. Window and door to side.

Property Postcode

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

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: No
 Property construction: Brick built
 Electricity supply: Eon
 Solar Panels: No
 Other electricity sources: No
 Water supply: Anglian Water
 Sewerage: Mains
 Heating: Gas central heating
 Heating features: Log burner
 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 and Single 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: D67

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

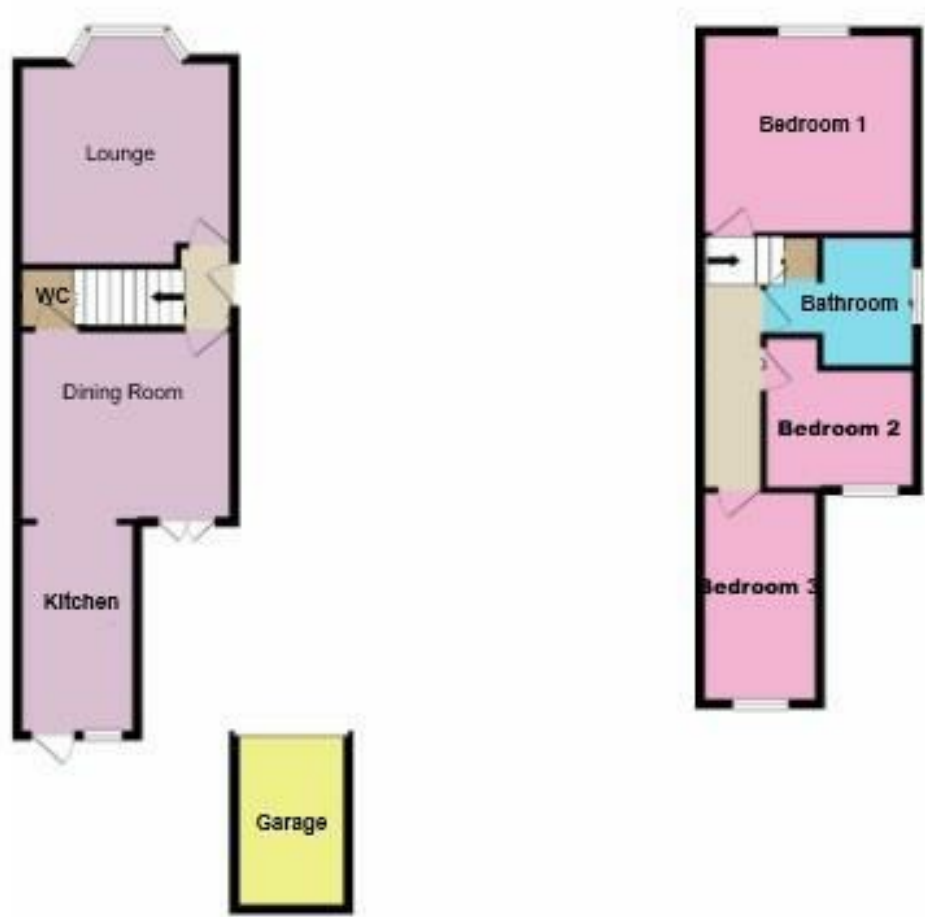
We can also offer full Financial and Solicitor services.

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.

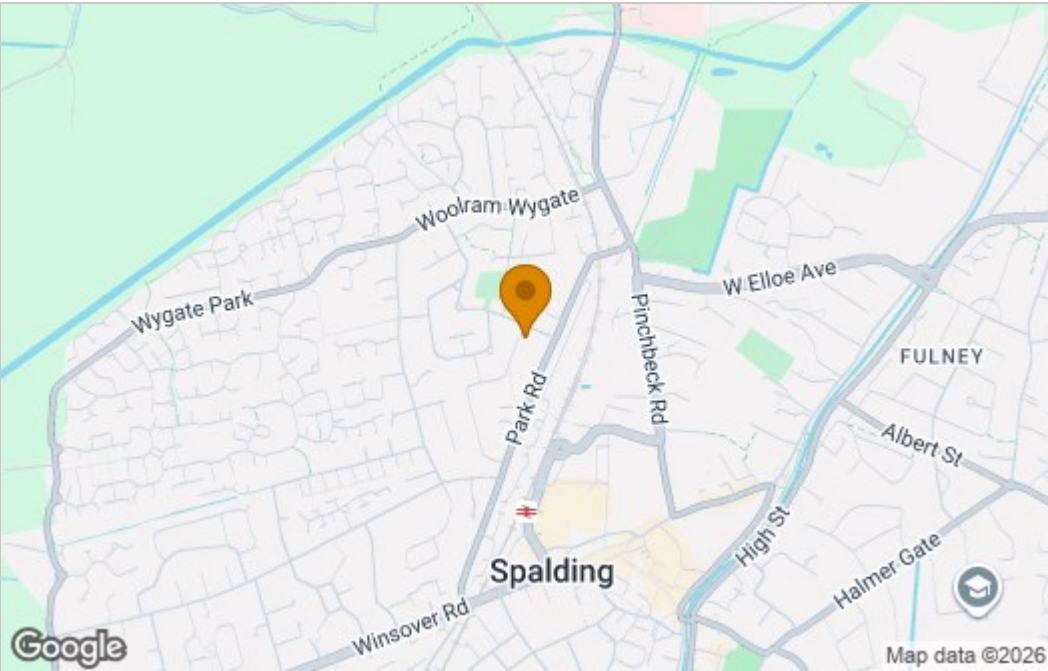
Disclaimer

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.

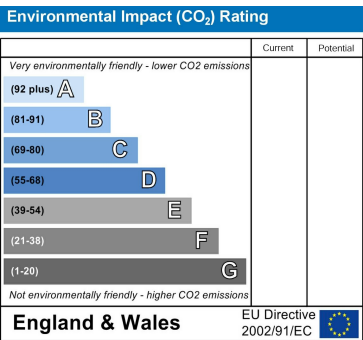
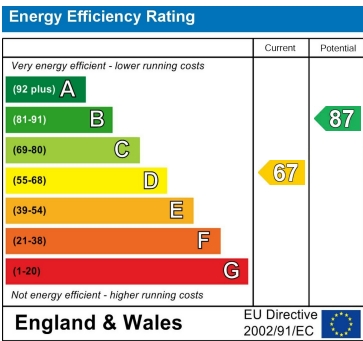
Floor Plan



Area Map



Energy Efficiency Graph



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