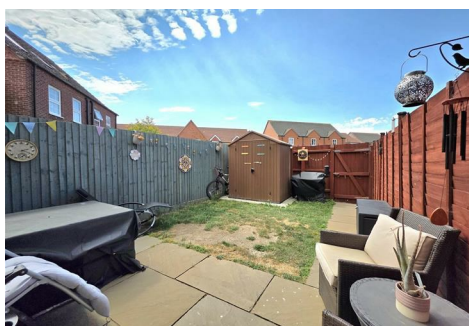




2 Poppy Close, Spalding, PE11 3FQ

£195,000

- SOLD PRIOR TO MARKETING
- Three-bedroom townhouse arranged over three floors
- Principal bedroom with en-suite shower room
- Lounge, kitchen and ground floor WC
- Enclosed rear garden and allocated parking
- Close to schools, recreational areas and Vernatts Drain riverside walks
- Offered for sale with no onward chain

SOLD PRIOR TO MARKETING

Offered for sale with no onward chain, this well-presented three-bedroom townhouse is situated in the popular Poppy Close development in Spalding, conveniently located close to a choice of schools, recreational areas and scenic riverside walks along Vernatts Drain.

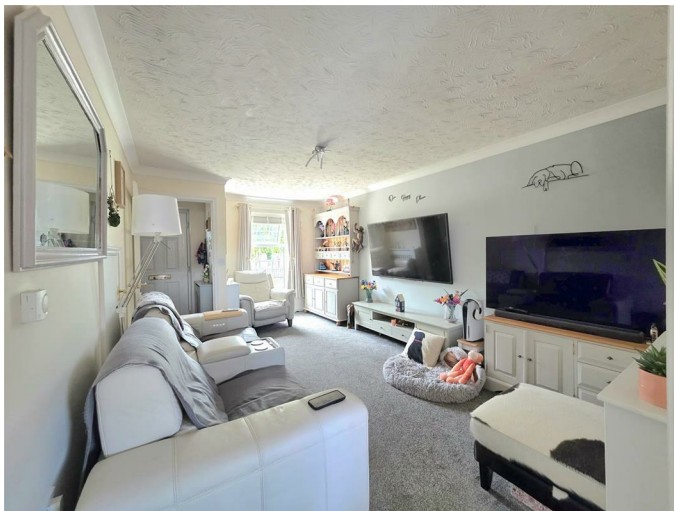
The accommodation is arranged over three floors and comprises an entrance hall, spacious lounge, kitchen and ground floor WC. The first floor offers two bedrooms and a family bathroom, while the impressive principal bedroom occupies the second floor and benefits from an en-suite shower room.

Outside, the property enjoys an enclosed rear garden together with allocated parking, making it an ideal purchase for first-time buyers or families.

Entrance Hall

Entrance door to front. Radiator. Stairs to first floor landing.

Lounge 17'3" x 10'6" (5.26m x 3.21m)



PVC double glazed window to front. Radiator. Under stairs storage cupboard.

Kitchen/Diner 10'7" x 13'9" (3.25m x 4.21m)



Window and French doors to rear. Fitted with matching range of base and eye level units with roll edge work surfaces over. Integrated electric oven. Four ring gas hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Sink unit with drainer and mixer tap. Wall mounted mains gas central heating boiler.



Cloakroom

Close coupled toilet. Wall mounted wash hand basin. Tiled splash back. Radiator. Extractor fan.

First Floor Landing

Doors to bedrooms and bathroom. Built in airing cupboard. Stairs to second floor landing.

Bedroom 2 11'6" x 6'9" (3.51m x 2.08m)



Two windows to rear. Radiator. Two built in wardrobes.

Bedroom 3 9'6" x 7'1" (2.92m x 2.16m)

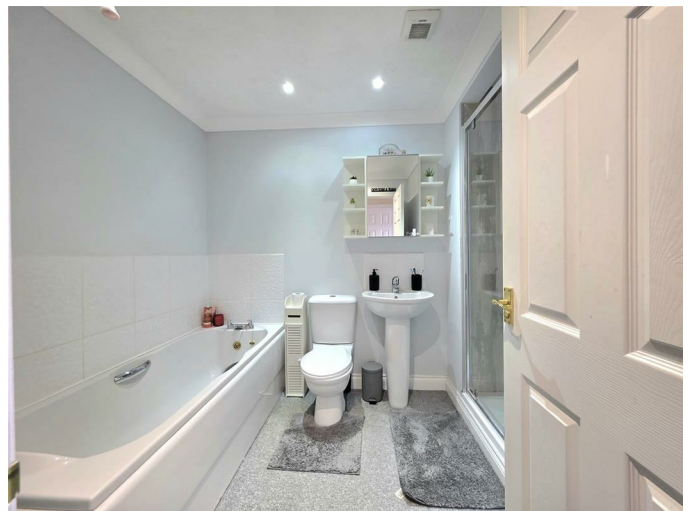


Window to front. Radiator.

Bathroom 9'3" x 7'1" (2.84m x 2.18m)



Fitted with a four piece suite with panelled bath with mixer tap. Close coupled toilet. Pedestal wash hand basin. Tiled splash back. Shower cubicle with shower over. Heated towel rail.



Bedroom 1 19'5" x 13'10" (5.92m x 4.22m)



Window to front and velux window to rear. Radiator. Access to loft space.



En-suite 9'8" x 6'7" (2.95m x 2.03m)



Velux window to rear. Three piece suite with shower cubicle with shower over. Pedestal wash hand basin. Close coupled toilet. Heated towel rail.

Outside



The front of the property has a gated entrance with brick pillars and a pathway leading to the front door.

The rear garden is enclosed by timber fencing. Lawn area. Patio seating area. Outside cold water tap. External electric plug socket. Rear gate giving access to the allocated parking space at the rear of the property, with an additional visitor parking space opposite.

Property Postcode

For location purposes the postcode of this property is: PE11 3FQ

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: C
 Annual charge: No
 Property construction: Brick
 Electricity supply: Mains
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains
 Sewerage: Mains
 Heating: Mains Gas
 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: Other
 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: B81

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.

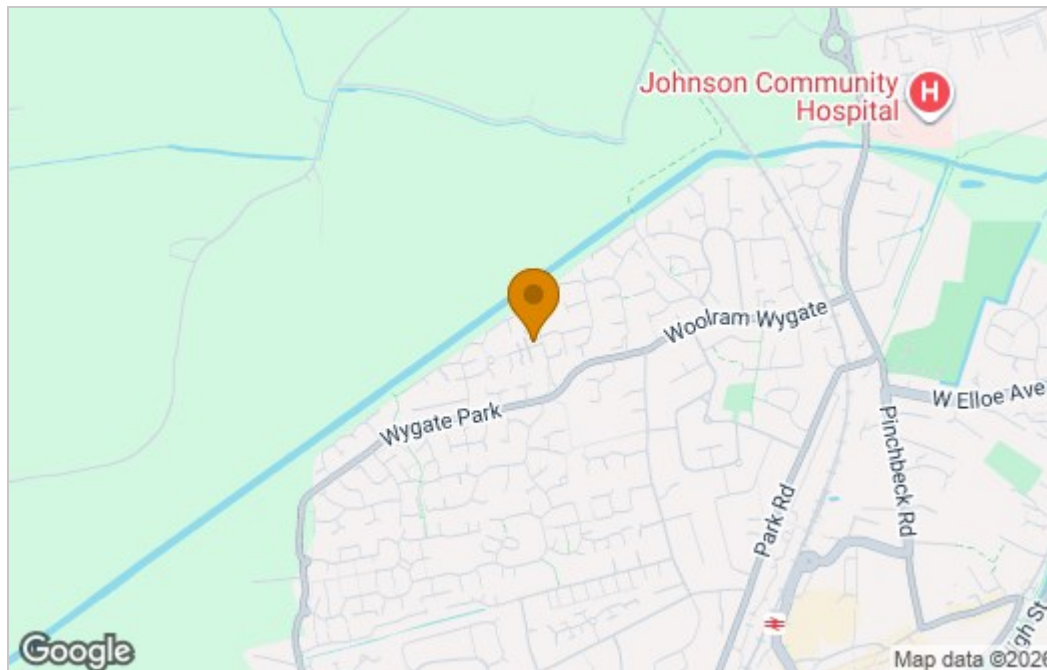
Disclaimer

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



Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

