



19 Claudette Avenue, Spalding, PE11 1HU

£185,000

- Three bedroom home conveniently situated close to local amenities
- Spacious lounge and separate dining room
- Three bedrooms with family bathroom to the first floor
- Enclosed rear garden offering a private outdoor space
- Single garage and driveway providing off-road parking
- Gravelled frontage with potential for additional parking, subject to relevant permissions

Situated on Claudette Avenue in Spalding, this three bedroom home is conveniently located close to local amenities and offers well-proportioned accommodation throughout.

The property briefly comprises an entrance hall, lounge, dining room and kitchen to the ground floor. Upstairs are three bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden, single garage and driveway providing off-road parking. The gravelled frontage also offers potential for additional off-road parking, subject to the necessary permissions.

An ideal opportunity for families, first-time buyers or investors seeking a conveniently located home with further potential.

Entrance Hall 14'7" x 6'3" (4.47m x 1.92m)



Entrance door and window to front. Radiator. Stairs to first floor landing. Understairs storage cupboard. Wood effect flooring.

Lounge 14'7" x 11'4" (4.46m x 3.47m)



Window to front. Radiator. Carpeted. Double doors leading to dining room.



Dining Room 10'7" x 8'10" (3.23m x 2.71m)



French doors leading to rear garden. Radiator. Wood effect flooring.



First Floor Landing 11'0" x 6'4" (3.37m x 1.94m)

Doors to bedrooms and bathroom. Airing cupboard housing hot water cylinder.

Bedroom 1 14'3" x 11'4" (4.35m x 3.47m)



Window to front. Radiator.

Kitchen 10'6" x 8'8" (3.21m x 2.66m)



Window to rear. Matching wall and base units with work surfaces over. Sink unit with drainer and mixer tap. Four ring gas hob with extractor hood over. Built in eye level oven and grill. Space for fridge freezer. Space and plumbing for washing machine. Wood effect flooring.



Bedroom 2 11'0" x 8'11" (3.36m x 2.72m)



Window to rear. Radiator.

Bedroom 3 7'7" x 8'9" (2.32m x 2.69m)



Window to rear. Radiator.

Bathroom 6'2" x 8'2" (1.88m x 2.51m)



Window to front. Panelled bath. Wash hand basin.

Toilet. Heated towel rail. Vinyl flooring. Full height wall tiling.

Outside



There is a gravel frontage with pathway leading to the entrance door. To the rear is a driveway, single garage and access to the rear garden which is enclosed by timber fence with patio seating area, artificial lawn and summer house. There is outside light and cold water tap available.



Garage 8'11" x 19'2" (2.74m x 5.86m)



Up and over door to front. Pedestrian door to rear.
Power and light connected.

Property Postcode

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

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: 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: 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: C72

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

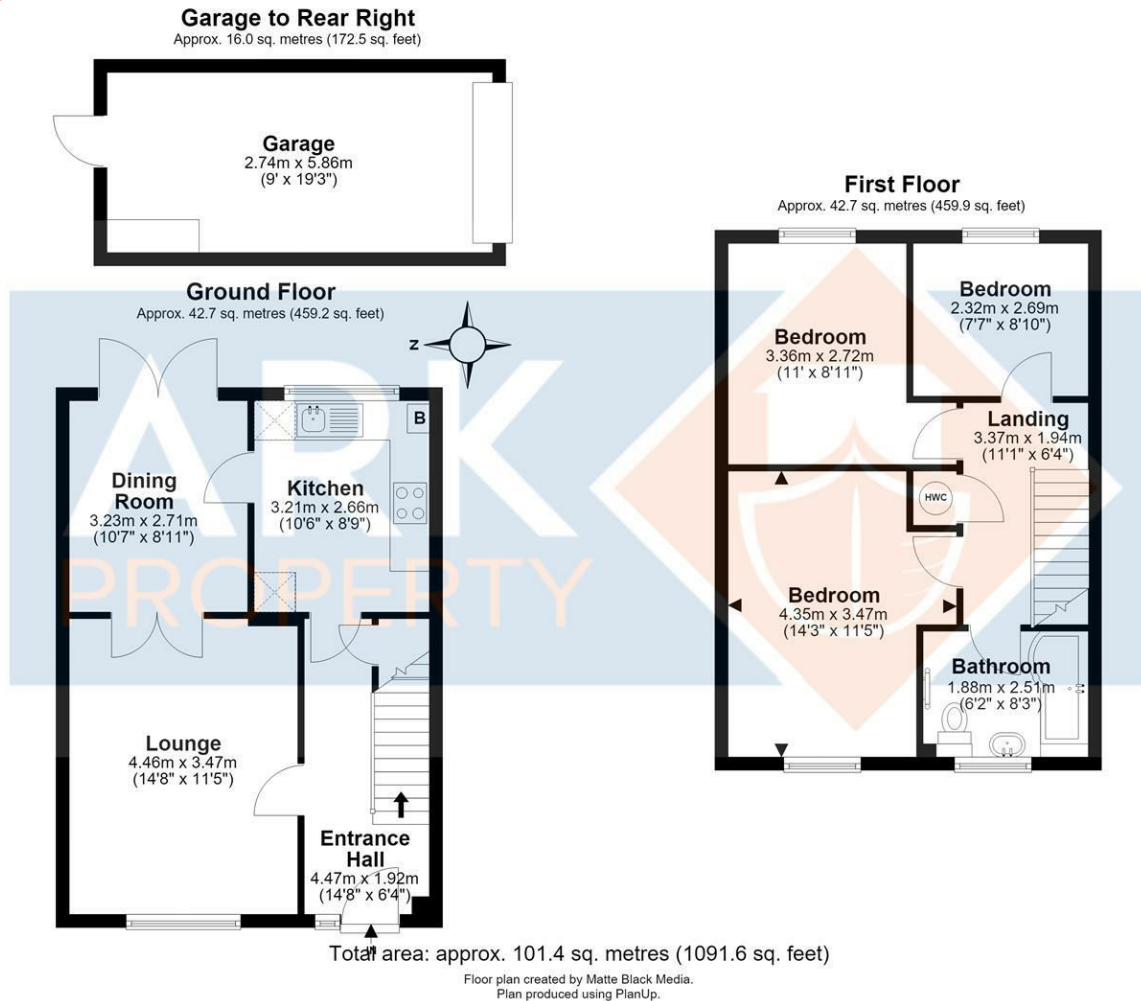
We can also offer full Financial and Solicitor services.

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.

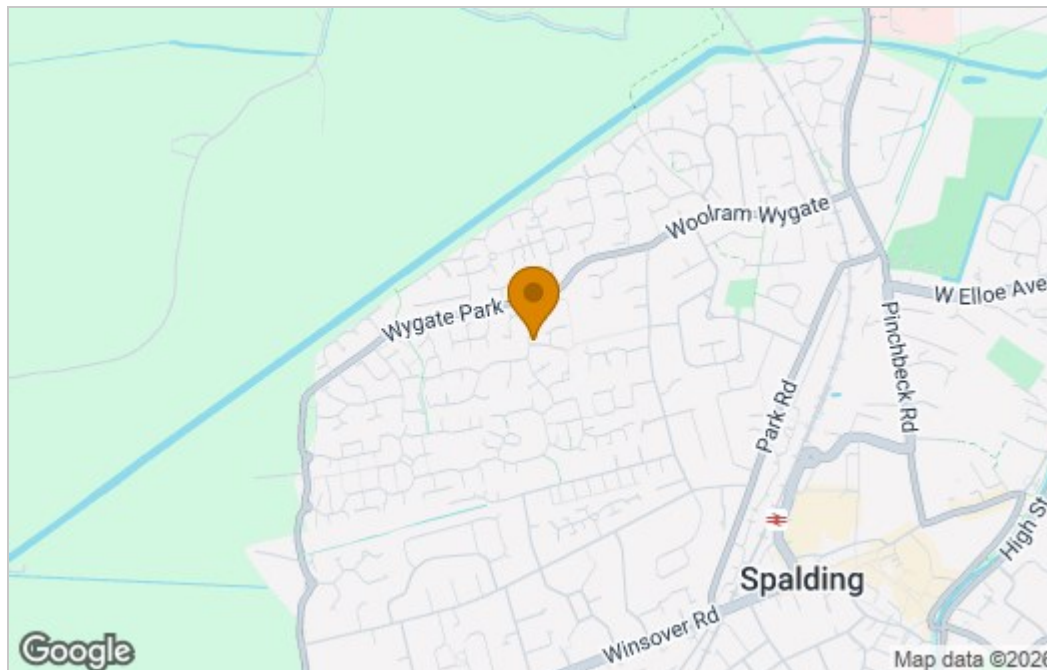
Disclaimer

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.

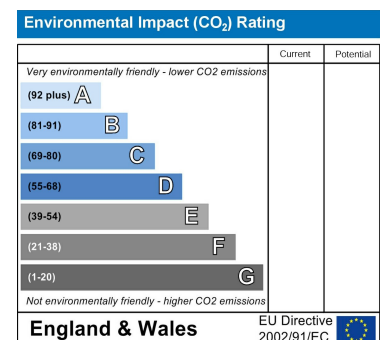
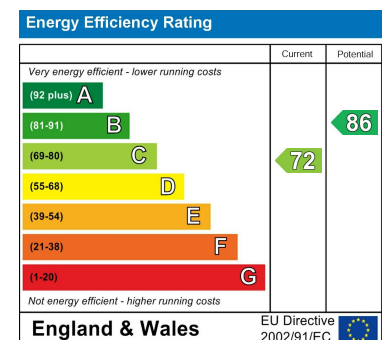
Floor Plan



Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

