ARK PROPERTY

# 45 Royce Road, Spalding, PE11 2JA

## £135,000

- Three bedroom mid-terrace home
- Entrance porch and welcoming hallway
- Spacious lounge
- Kitchen/dining room
- Ground floor bathroom and rear porch
- Front and rear gardens

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Three Bedroom Mid-Terrace Home – Royce Road, Spalding

A well-proportioned three bedroom mid-terrace home situated on Royce Road in Spalding. The property offers well-planned accommodation arranged over two floors, comprising an entrance porch and hallway, lounge, kitchen/dining room, rear porch and bathroom to the ground floor. Upstairs are three bedrooms.

Externally, the property benefits from front and rear gardens, providing useful outdoor space. An appealing opportunity for first-time buyers, families or investors, with scope to make the property your own.

## Entrance Porch 4'3" x 5'3" (1.31m x 1.62m)

Door to side. Window to front.

## Entrance Hall

Stairs to first floor landing. Door to lounge.

## Lounge 10'11" x 11'9" (3.34m x 3.59m)

Window to front. Radiator.

## Kitchen 12'2" x 14'10" (3.72m x 4.54m)

Window to rear. Matching range of base and eye level units with work surfaces over. Tiled splashbacks. Sink unit with drainer and mixer tap. Gas hob with extractor hood over. Built in oven and grill. Space for fridge/freezer. Space and plumbing for washing machine. Wood effect flooring.

## Rear Porch 5'8" x 5'3" (1.75m x 1.62m)

Door to side. Wood effect flooring.

## Bathroom 8'3" x 5'1" (2.54m x 1.56m)

Window to side. Panelled bath with shower over. Wash hand basin. Toilet. Partially tiled walls. Tiled flooring.

## First Floor Landing

Doors to bedrooms.

## Bedroom 1 11'0" x 14'10" (3.36m x 4.53m)

Two windows to front. Radiator. Built in airing cupboard housing boiler.

## Bedroom 2 12'2" x 7'4" (3.73m x 2.24m)

Window to rear. Radiator.

## Bedroom 3 9'1" x 7'2" (2.79m x 2.20m)

Window to rear. Radiator.

## Outside

The front garden is enclosed by picket fencing. Pathway leading to the front door.
The rear garden is enclosed by timber fencing.

## Property Postcode

For location purposes the postcode of this property is: PE11 2JA

## 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: A
Annual charge: No
Property construction: Brick built
Electricity supply: EDF
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: On street parking
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: D55

## 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.

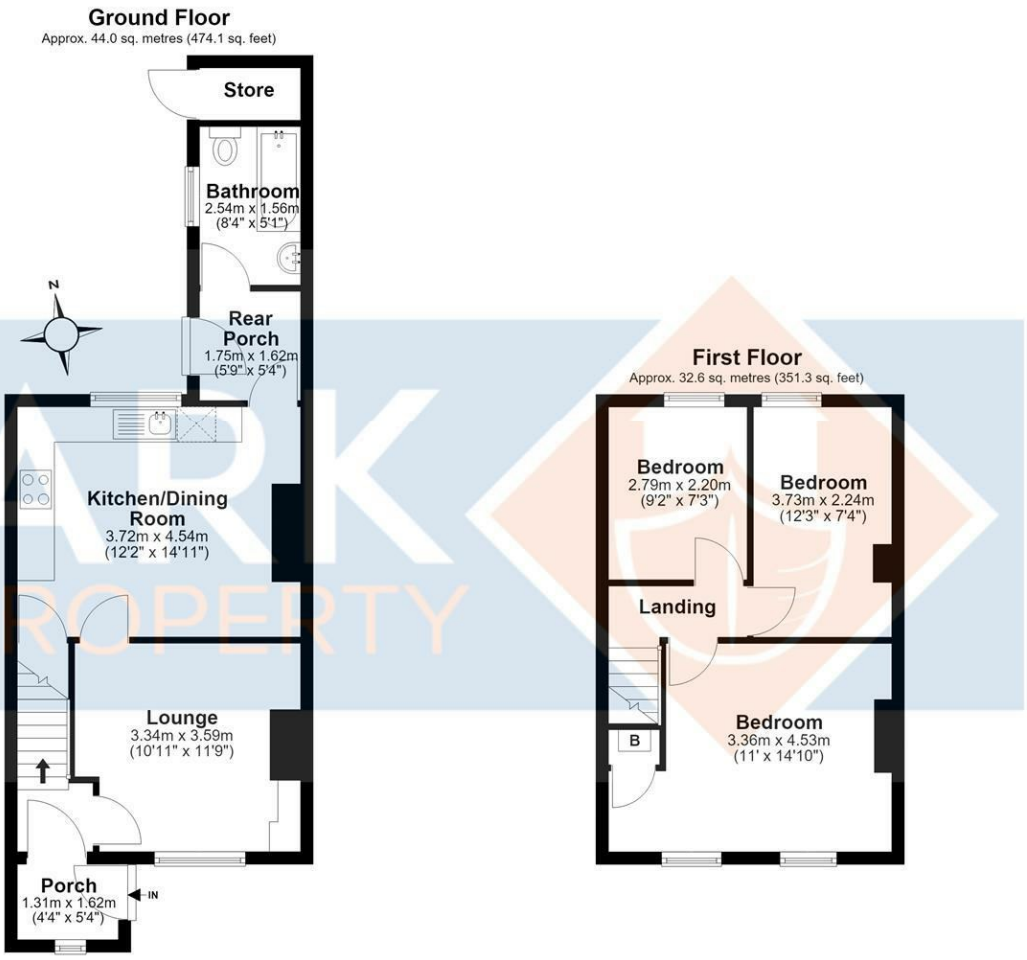
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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

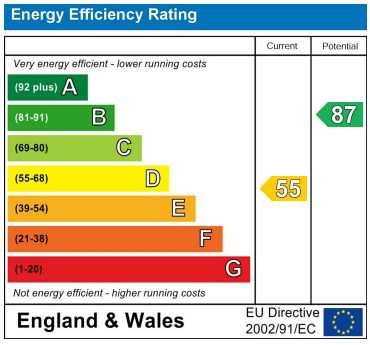


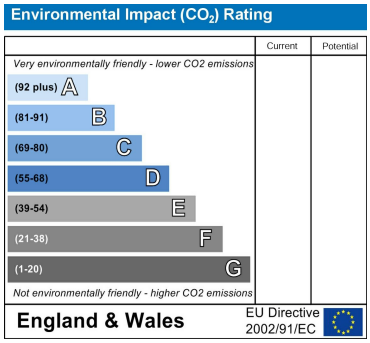

Total area: approx. 76.7 sq. metres (825.4 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

## Area Map

## Energy Efficiency Graph

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