



18 Breda Court, Spalding, PE11 3LT

£125,000

- One-bedroom end of terrace home
- End-of-cul-de-sac position
- Lounge and kitchen
- Large Bathroom
- Allocated off-road parking
- Enclosed rear garden

Situated in a pleasant end-of-cul-de-sac position on Breda Court, Spalding, this one-bedroom end of terrace home offers comfortable and practical accommodation, ideal for a first-time buyer or investment purchaser.

The property briefly comprises a lounge, fitted kitchen, one bedroom and bathroom. Outside, there is allocated off-road parking, together with an enclosed rear garden providing a private outdoor space.

An appealing opportunity in a popular area, conveniently placed for the amenities and facilities of Spalding.

Lounge 11'5" x 12'4" (3.49m x 3.77m)



Entrance door to front. Window to front. Stairs to first floor landing. Understairs storage cupboard.



Kitchen 7'8" x 12'4" (2.36m x 3.77m)



Door to garden. Window to rear. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splash back. Space for free standing cooker. Space for fridge/freezer. Space and plumbing for dishwasher. Space and plumbing for washing machine. Tiled flooring.



First Floor Landing

Window to side. Doors to bedroom and bathroom.

**Bedroom 9'6" (excl cpbd) x 12'4" (2.91m
(excl cpbd) x 3.77m)**



Two windows to front. Radiator. Built in double door wardrobes.

Bathroom 7'8" x 12'4" (2.35m x 3.77m)



Two windows to rear. Panelled bath with rainfall head and separate shower attachment over. Glass shower screen. Wash hand basin. Toilet. Airing cupboard housing boiler. Partially panelled walls. Radiator. Shaver point. Extractor fan.

Outside



The front of the property has a pathway leading to the front door.

The rear garden is enclosed by timber fencing and brick wall. Gravel area. Patio area.



Property Postcode

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

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: Mains

Solar Panels: No

Other electricity sources:

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: Allocated 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: C70

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.

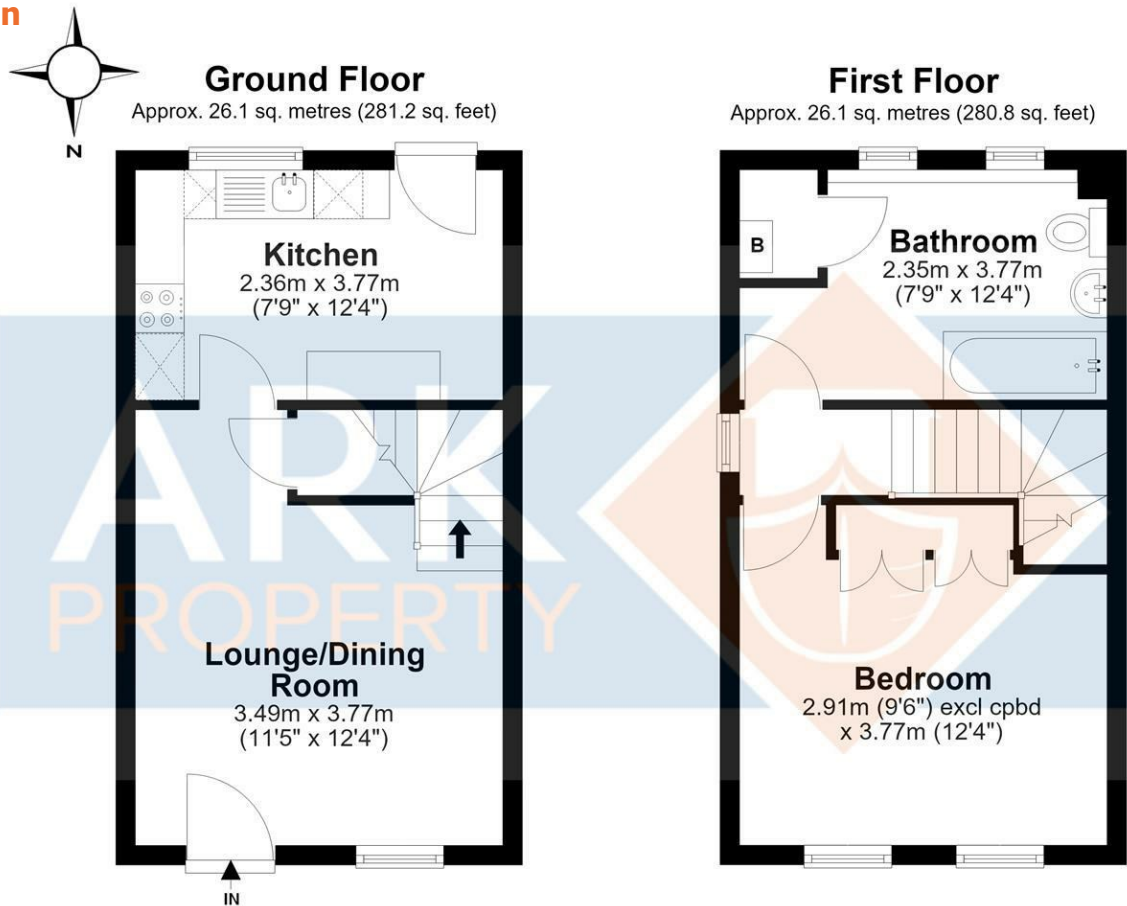
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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.

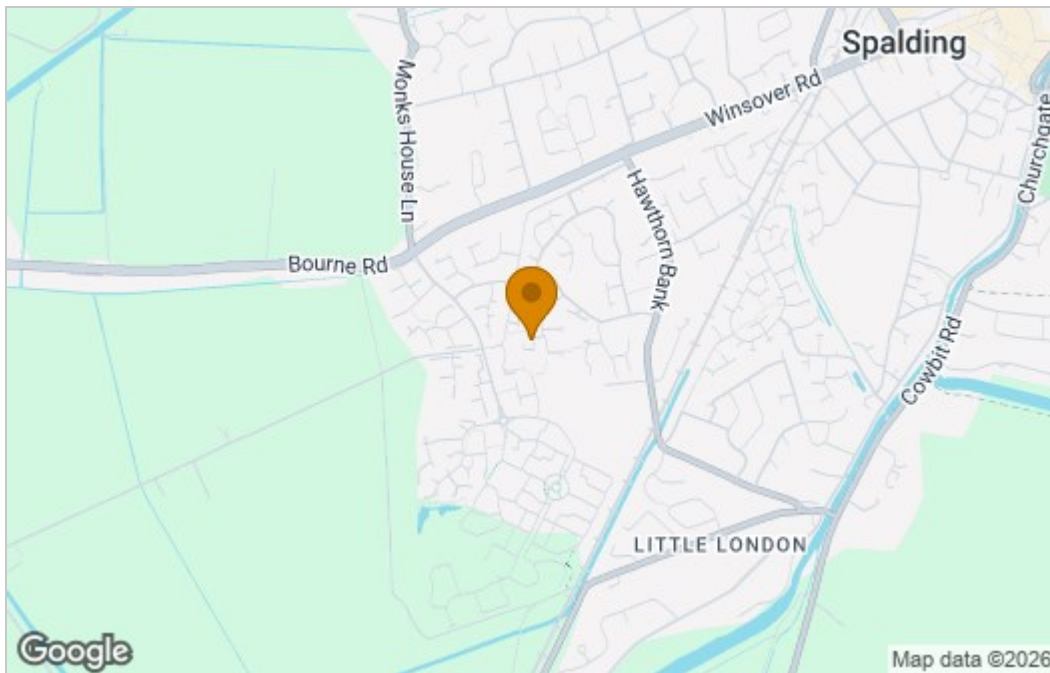
Floor Plan



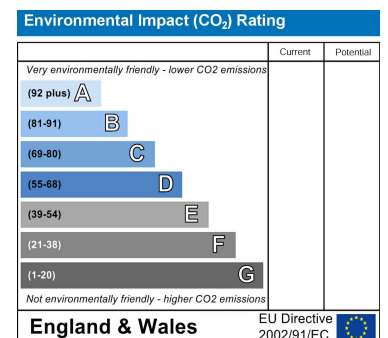
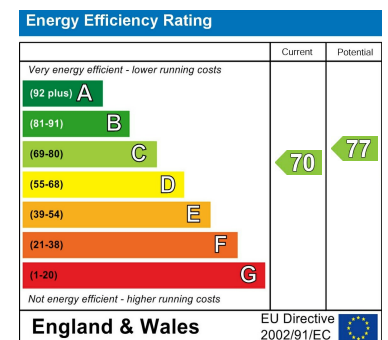
Total area: approx. 52.2 sq. metres (561.9 sq. feet)

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

Area Map



Energy Efficiency Graph



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