ARK PROPERTY

17 St. Johns Road, Spalding, PE11 1JB

£160,000

- Two bedroom mid-terrace house
- Spacious lounge/diner
- Fitted kitchen and conservatory
- Two first-floor bedrooms
- Off-road parking with gated access
- Private courtyard garden
- EPC: C
- Council Tax Band: A

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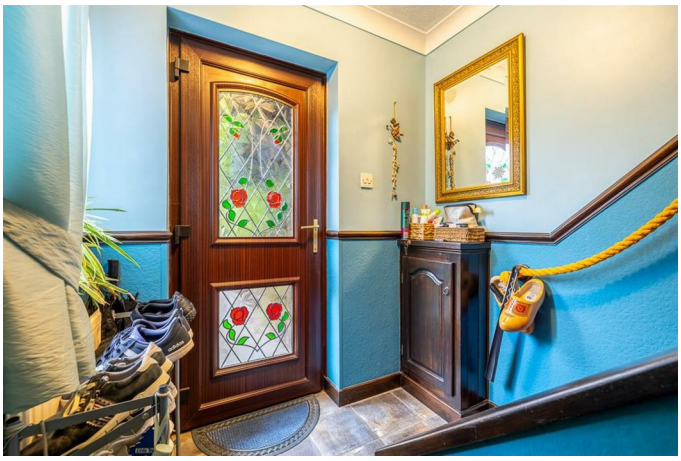
6 New Road, Spalding, Lincolnshire PE11 1DQ

A well-proportioned two bedroom mid-terrace property situated on St Johns Road in Spalding. The accommodation comprises an entrance hall, spacious lounge/diner, kitchen and conservatory to the ground floor, with two bedrooms and a family bathroom to the first floor.

Externally, the property benefits from gated access, off-road parking and a private courtyard area, providing useful outdoor space and convenient parking.

An ideal opportunity for first-time buyers, investors or those looking for a conveniently located home.

Entrance Hall 4'8" x 6'1" (1.44m x 1.87m)



PVC double glazed entrance door. Coving to ceiling. Stairs to first floor landing. PVC double glazed window to side. Door to lounge.

Lounge 11'0" x 13'10" (3.37m x 4.23m)

PVC double glazed window to front. Coving to ceiling. Electric fireplace. Built in under stairs cupboard with power and fitted shelving. Radiator.

Kitchen 10'11" x 7'0" (3.33m x 2.14m)

PVC double glazed window to rear. Coving to ceiling. Laminate flooring. Fitted with a matching range of base and eye level units with roll edge work surfaces and tiled splash backs. Space for cooker. Stainless steel extractor hood. Ceramic sink and drainer with mixer tap.

Dining Room 10'7" x 9'9" (3.24m x 2.98m)

PVC double glazed doors to rear. Coving to ceiling. Laminate flooring.

Conservatory 7'5" x 14'8" (2.28m x 4.49m)

PVC double glazed construction with poly carbonate roof. Laminate flooring. Radiator. French doors opening to the garden.

First Floor Landing

Loft access. Doors to bedrooms and bathroom. Built in airing cupboard with slatted shelving, hot water cylinder and mains gas central heating boiler.

Bedroom 1 11'2" x 13'10" (3.41m x 4.24m)

PVC double glazed window to front. Coving to ceiling. Radiator.

Bedroom 2 11'0" x 9'11" (3.37m x 3.03m)

PVC double glazed window to rear. Coving to ceiling. Radiator.

Bathroom 7'1" x 7'0" (2.18m x 2.15m)

Velux style window. Vinyl tiled flooring. Chrome wall mounted heated towel rail. Shaver point. Fitted bath with chrome mixer tap and telephone style shower attachment, rainfall shower with wall mounted controls and glass folding door. Close coupled toilet. Pedestal wash hand basin with taps.

Outside

The rear garden is enclosed by timber fencing with 5 bar gate to the rear. Hard landscaped with paved seating area and timber arbour. There is outside light and twin cold water taps available. Off road parking to the rear.

Property Postcode

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

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.
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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: C75

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.

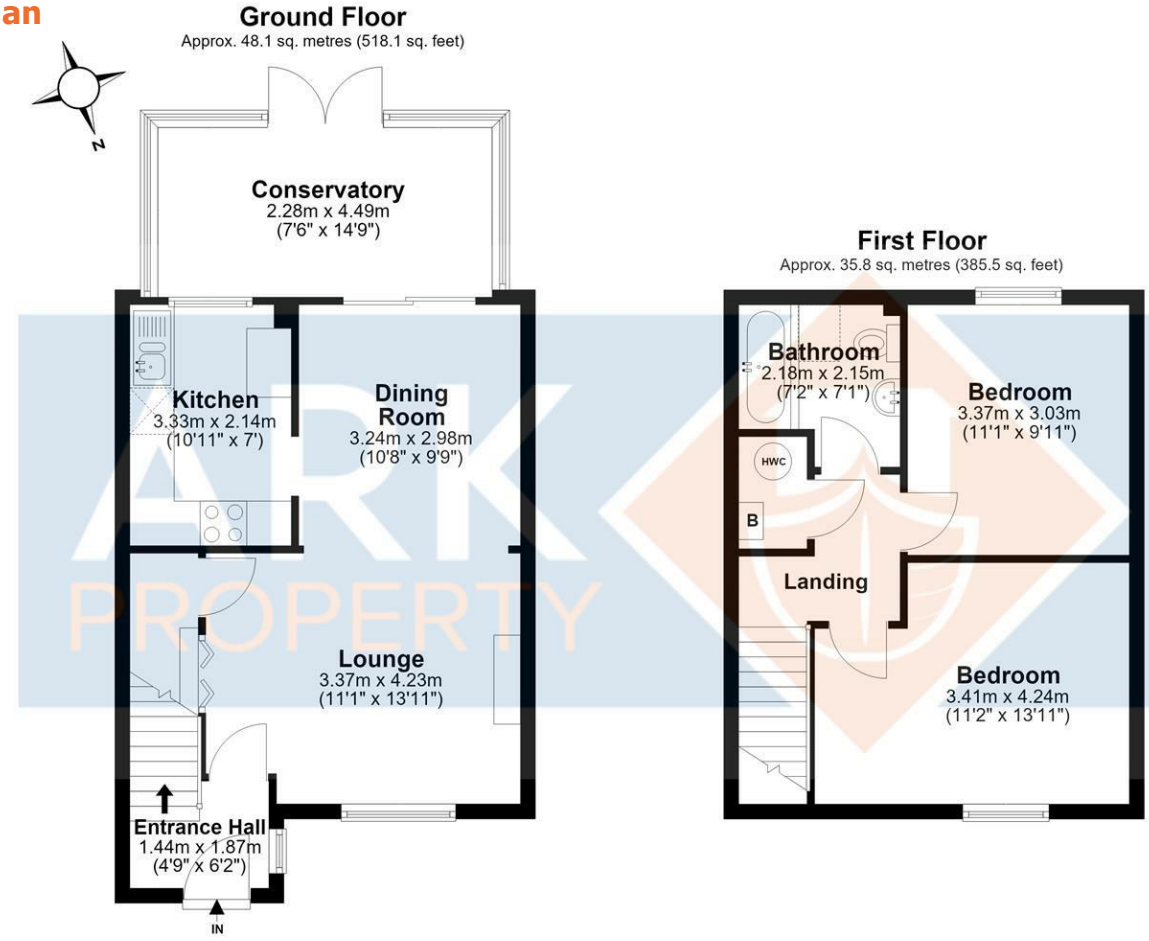
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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

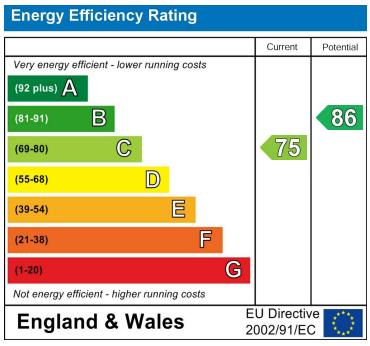


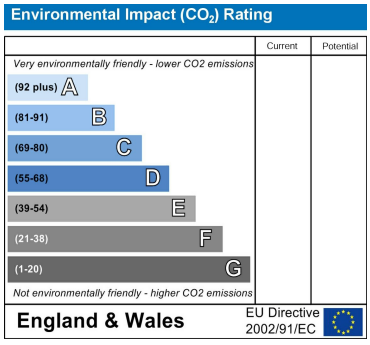
Total area: approx. 83.9 sq. metres (903.6 sq. feet)

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

Area Map

Energy Efficiency Graph





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