ARK PROPERTY









18 Alexandra Road, Spalding, PE11 2QA

£175,000

- 3/4 Bedrooms
- Versatile living
- Good size rear garden
- Ample off road parking
- Popular location
- Neutral decor throughout
- Three good size bedrooms
- Two reception rooms
- No forward chain
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Set in a popular part of Spalding with convenient access to the town centre, this spacious three bedroom semi-detached home offers a fantastic blank canvas and is being sold with no onward chain. The ground floor features a generous kitchen diner to the rear, two well proportioned reception rooms, and plenty of flexible living space. Upstairs, you'll find three great-sized double bedrooms. Outside, there's ample off-road parking to the front and side access with potential for even more. The good-sized rear garden adds further appeal, While the property does require some light refreshing, it represents a superb opportunity for buyers looking to put their own stamp on a well-located home.

Entrance Hall



Entrance door to side. Stairs leading to first floor landing. Radiator.

Lounge 14'11" x 10'11" (4.56m x 3.35m)



UPVC double glazed window to the front. Radiator. Fireplace.

Bedroom 12'9" (into bay) x 9'10" (3.90m (into bay) x 3.01m)



UPVC double glazed bay window to the front. Radiator. Fireplace.

Kitchen 14'11" x 13'5" (4.55m x 4.10m)





Two UPVC double glazed windows to the rear. Door to the side. Fitted with a range of base and wall units. Plumbing for washing machine. Plumbing for dishwasher. Sink unit with drainer and mixer tap over. Radiator. Built-in oven, hob and extractor hood.

First Floor Landing



With access to loft space. Radiator. Doors to bedrooms and bathroom.

Bedroom 1 11'7" x 11'0" (3.55m x 3.36m)



UPVC double glazed window to the front. Radiator.

Bedroom 2 11'5" x 10'1" (3.49m x 3.08m)



UPVC double glazed window to the front. Radiator.

Bedroom 3 11'2" x 8'0" (3.41m x 2.45m)



UPVC double glazed window to the rear. Radiator. Built in storage cupboard.

Bathroom



UPVC double glazed window to the side. Panelled bath and wash hand basin. Tiled walls. Extractor fan.

Cloakroom



UPVC double glazed window to the rear. Toilet. Wash hand basin. Tiled splash back.

Outside





The property is approached over a driveway leading down the side of the property to the garage.
Brick built outside WC.
The rear garden is mainly laid to lawn enclosed by conifer hedging and fencing. Patio area. Established trees and bushes.

Garage 16'1" x 7'10" (4.91m x 2.41m)
Vehicular doors to front.

Property Postcode
For location purposes the postcode of this property is: PE11 2QA

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: Eon
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: D68

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.

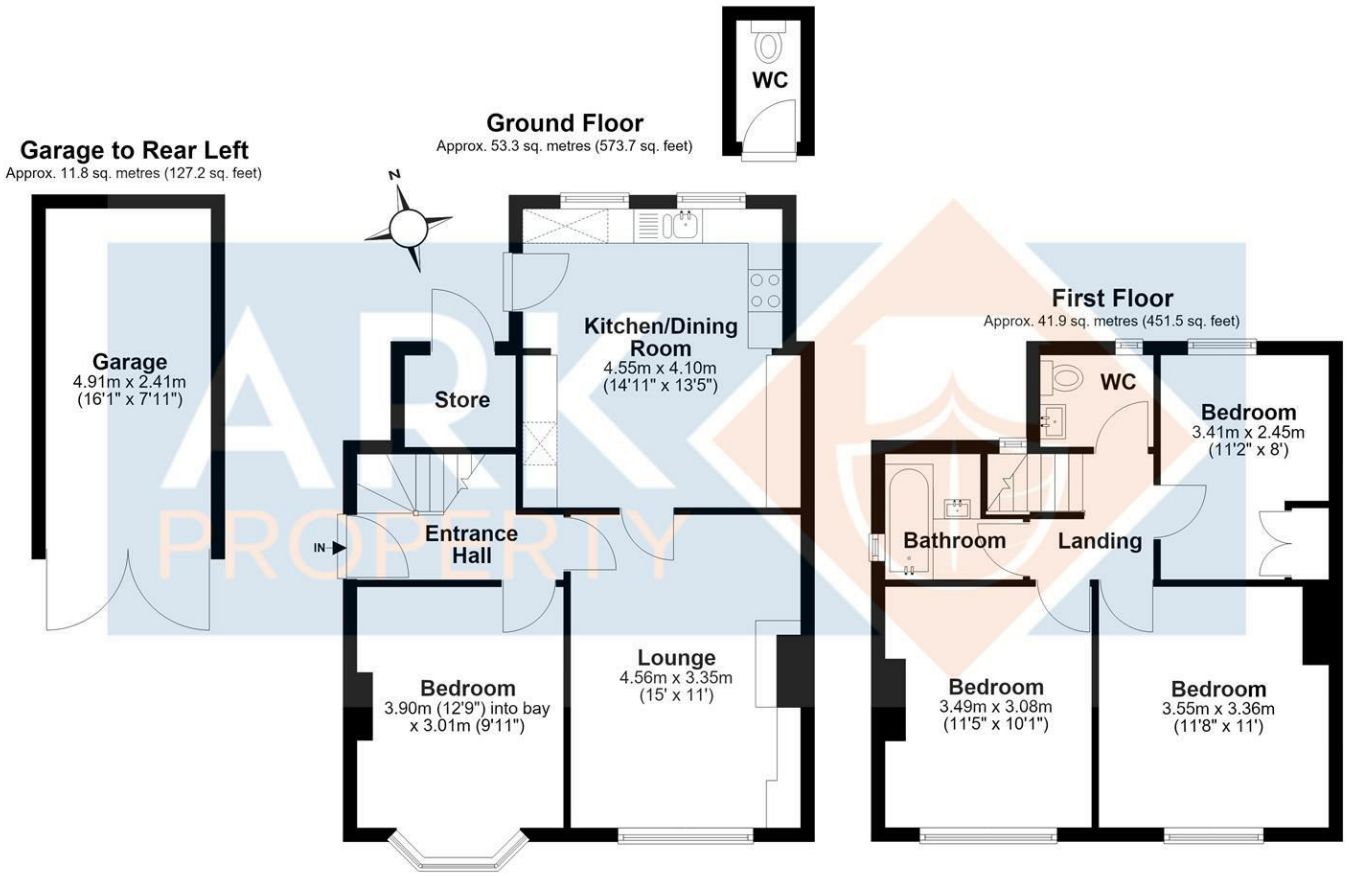
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

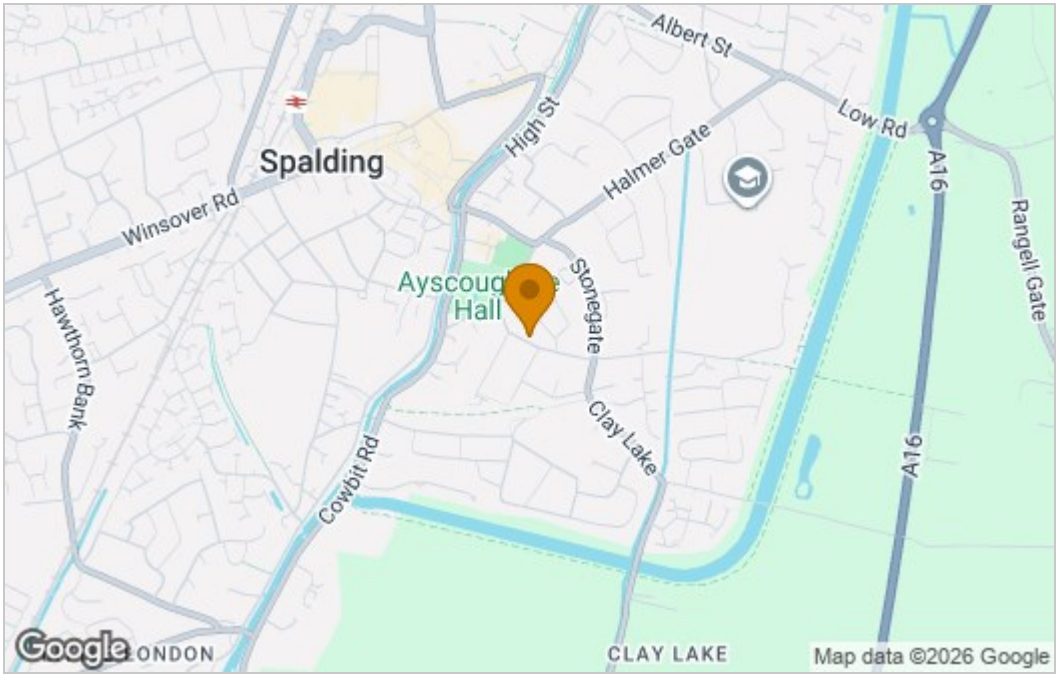
Floor Plan



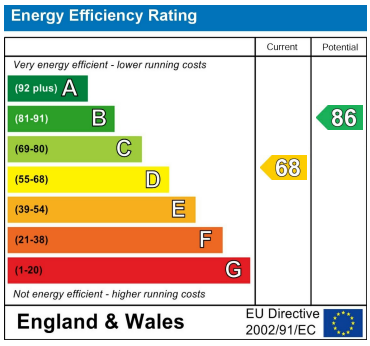
Total area: approx. 107.1 sq. metres (1152.5 sq. feet)

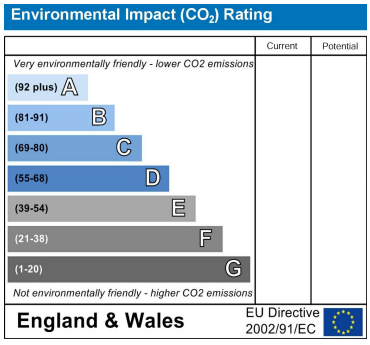
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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