ARK PROPERTY









34 Cathedral Drive, Spalding, PE11 1PQ

£210,000

- Popular location in Spalding
- Ample parking and single garage
- Traditional layout
- Well proportioned rooms
- Large rear garden
- Priced to sell
- 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

Who doesn't love a traditional Allison designed bungalow? Always a popular choice in the area, this charming two bedroom property offers a lovely flowing layout and is ideally suited to those looking for comfortable, single-storey living with easy access to the town centre.

The garden provides a fantastic blank canvas, offering the perfect opportunity to create your own outdoor haven and make the space truly your own.

Offered for sale with no onward chain, this lovely bungalow is well worth a viewing. Don't miss out on the opportunity to make it your own!

Entrance Hall



Entrance door to front with glazed side panel. Built in storage cupboard housing boiler.

Lounge 13'2" x 12'8" (4.03m x 3.87m)





Window to front and side. Feature fireplace with surround. Radiator.

Kitchen 9'4" x 11'8" (2.85m x 3.56m)





Windows to rear and side. Door to rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. 4 ring gas hob with extractor fan above. Built in oven and grill. Space for fridge/freezer. Space and plumbing for washing machine and tumble dryer. Integrated dishwasher.

Bedroom 1 11'9" x 11'10" (3.60m x 3.61m)



Window to front. Radiator.

Bedroom 2 10'9" x 10'6" (3.28m x 3.22m)



Window to rear. Radiator.

Bathroom 5'4" x 7'0" (1.64m x 2.15m)



Window to rear. Panelled bath. Wash hand basin. Toilet. Radiator.

Outside



The front of the property has a pathway to front door. Gated access to the rear garden.
The rear garden is enclosed by timber fencing. Lawn area. Patio area. Gravel area.

Garage 19'10" x 8'2" (6.06m x 2.49m)

Vehicular door to front. Pedestrian door to rear. Power and light connected.

Property Postcode

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

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: C
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: D65

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.

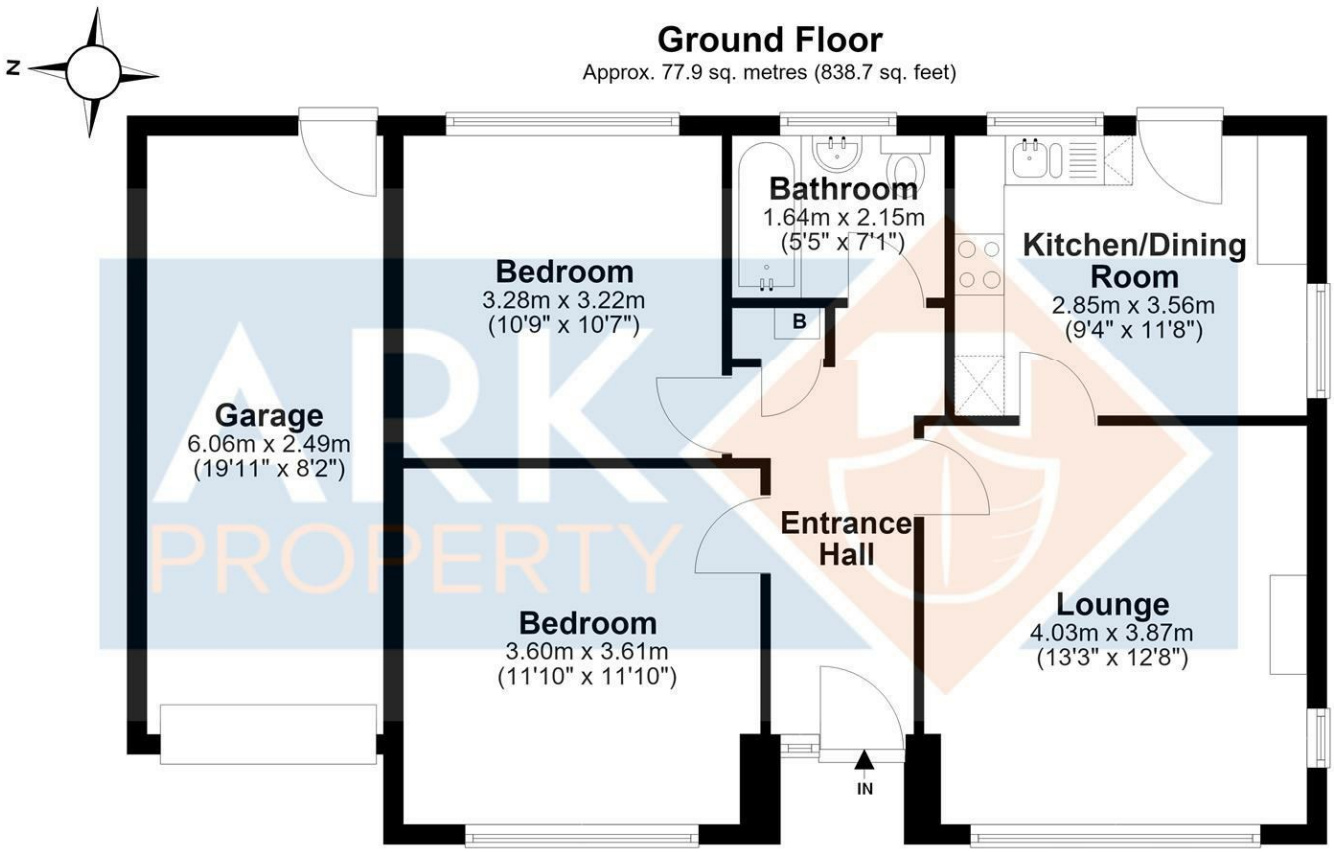
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

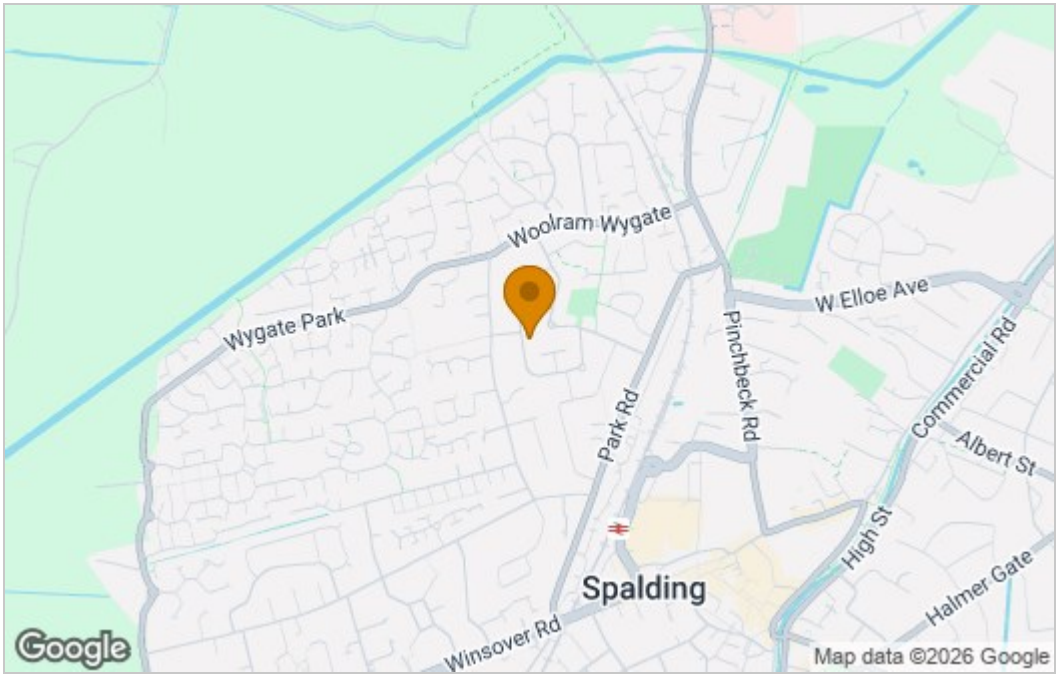
Floor Plan



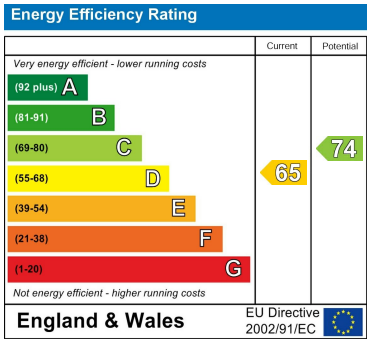
Total area: approx. 77.9 sq. metres (838.7 sq. feet)

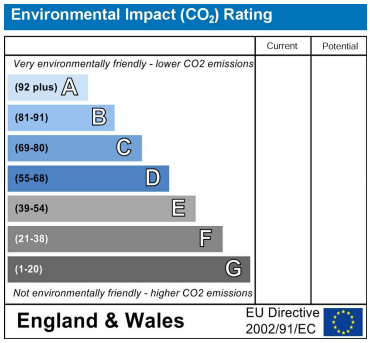
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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