ARK PROPERTY









12 Witham Road, Spalding, PE11 3WT

£175,000

- Popular location of Spalding
- Lovely first time buyer property
- En-suite to main bedroom
- Garage and off road parking to rear
- Semi detached home
- Neutral decor throughout
- 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

Woolram Wygate has always been a popular choice for first time buyers, and this lovely property is no exception.

Offering two generously size bedrooms, the main bedroom benefits from it's own en-suite shower room. What really sets this convenience of a garage and additional off road parking to the rear.

Now being offered for sale with no onward chain, this is an excellent opportunity for anyone looking to take their first step onto the property ladder

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Entrance Hall



Entrance door to front. Radiator. Stairs to first floor landing.

Cloakroom



Window to front. Toilet. Wash hand basin. Tiled splash back. Radiator.

Lounge 12'9" x 14'11" (3.89m x 4.57m)





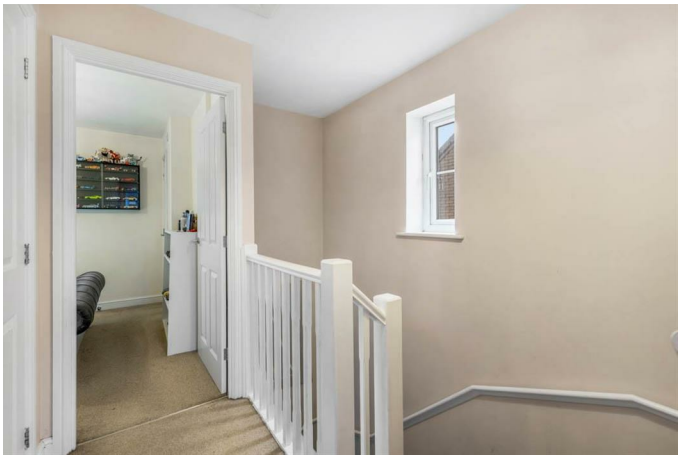
French doors with glazed side panels to rear. Radiator.

Kitchen 7'6" x 9'3" (2.31m x 2.84m)



Window to front. Matching range of base and eye level units. Sink unit with drainer and mixer tap. Gas hob with extractor over. Integrated oven and grill. Built in fridge/freezer. Built in dishwasher. Radiator.

First Floor Landing



Window to side. Doors to bedrooms and bathroom.

Bedroom 1 10'0" x 10'9" (3.07m x 3.28m)



Window to front. Radiator. Built in wardrobe.

En-suite



Window to front. Shower cubicle. Wash hand basin. Toilet. Heated towel rail.

Bedroom 2 7'10" x 10'2" (2.41m x 3.1m)



Window to rear. Radiator.

Bathroom



Window to rear. Bath with shoer over. Wash hand basin. Toilet. Heated towel rail.

Outside





The front of the property has a pathway to the front door. Small lawn area with hedging.
The rear garden is enclosed by timber fencing. Lawn area. Patio area.

Garage



Up and over vehicular door. Power and light connected.

Property Postcode

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

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: B
Annual charge: approx £80 per 6 months, paid to RMG Management. Please confirm fees with solicitor prior to purchase.
Property construction: Brick built
Electricity supply: Mains
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: 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:

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

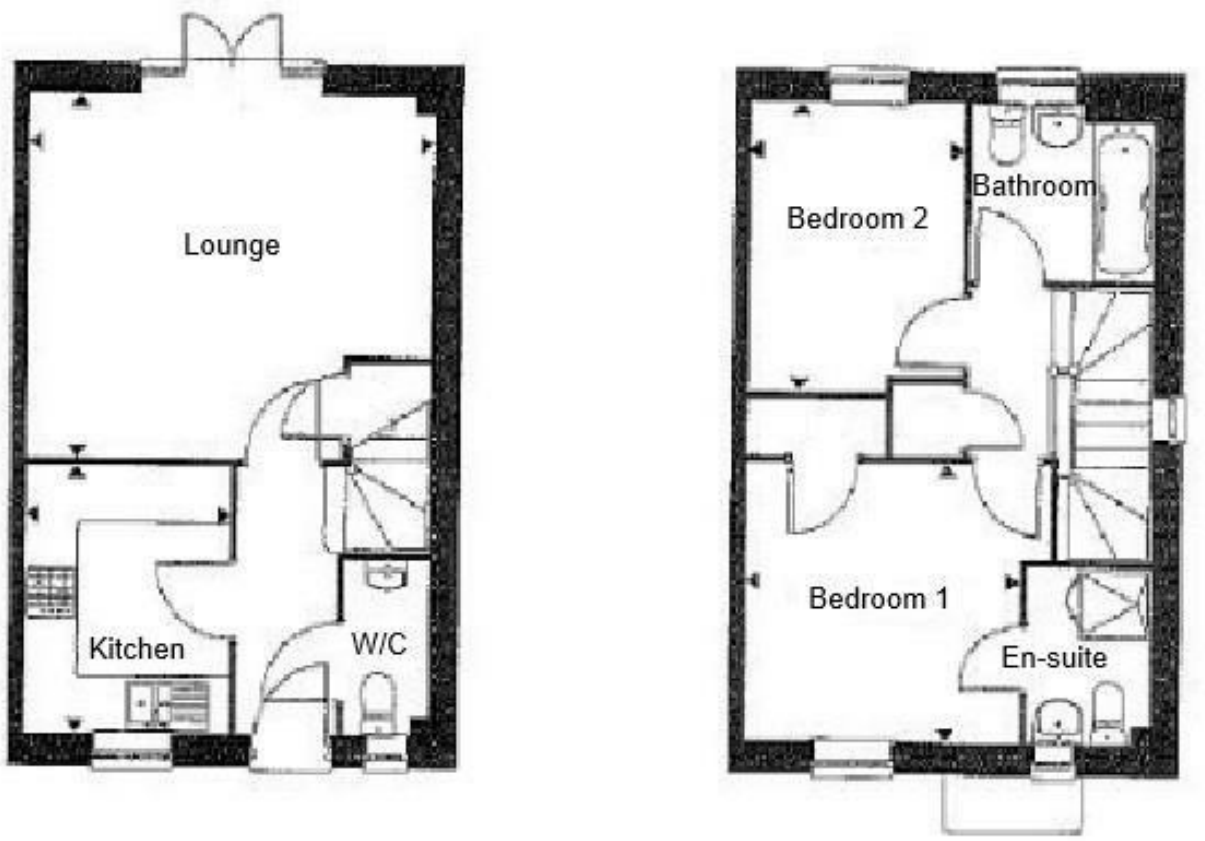
We can also offer full Financial and Solicitor services.

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.

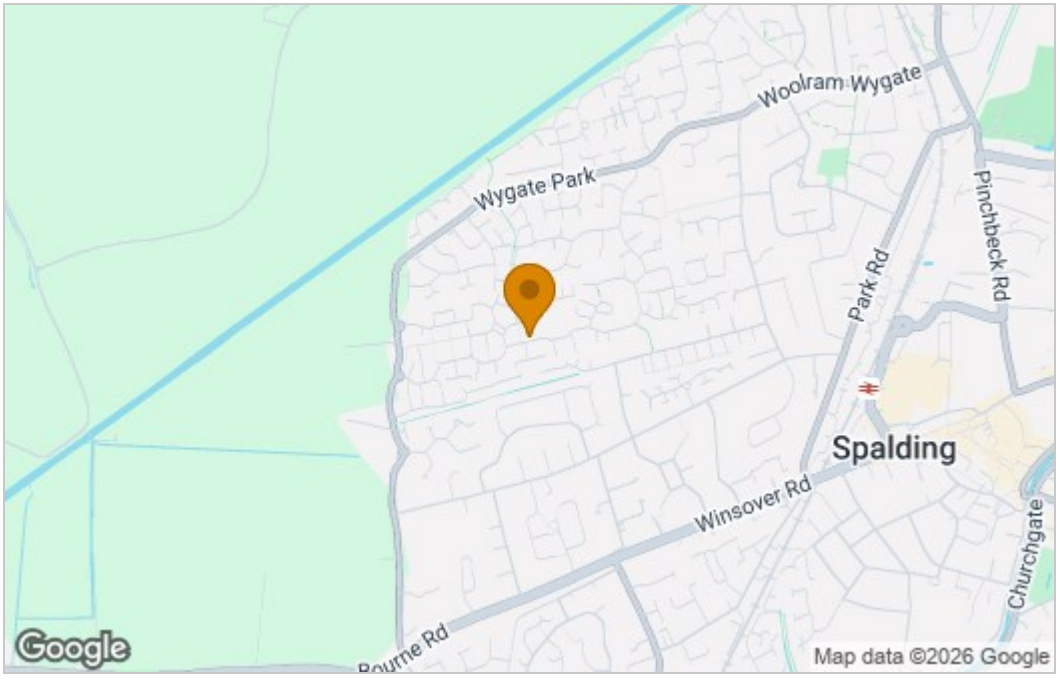
Disclaimer

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.

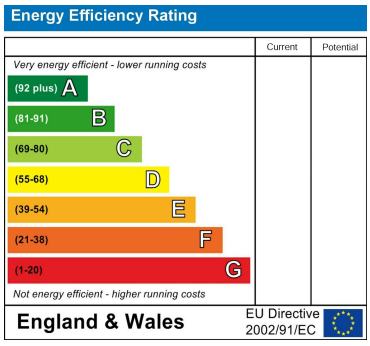
Floor Plan

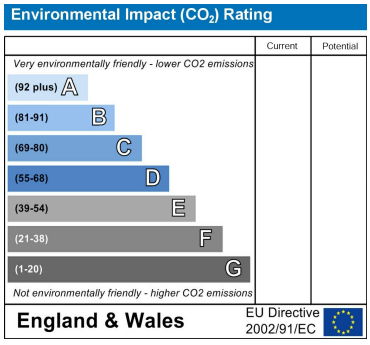


Area Map



Energy Efficiency Graph





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