ARK PROPERTY









24 Chapel Lane, Spalding, PE11 1BP

£100,000

- Two Bedroom Terraced House
- Town Centre Location
- Easy Access To Local Amenities
- Two Reception Rooms
- Council Tax Band A
- Ideal First Time Buy

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6 New Road, Spalding, Lincolnshire PE11 1DQ

This two-bedroom terraced home is ideally situated just a short walk from Spalding's bustling town centre, offering easy access to local shops, cafes, and amenities. Featuring a lounge, kitchen, and two well-proportioned bedrooms, this property is perfect for first-time buyers, young professionals, or investors. With excellent transport links nearby, this property combines convenience and comfort in a prime location. Don't miss the opportunity to view this charming home!

Lounge



PVC double glazed door to front. PVC double glazed window to front. Feature fireplace with surround. Radiator. Door to kitchen.



Kitchen 14'2" x 9'4" (4.32m x 2.87m)



PVC double glazed window to rear. Matching base and eye level units with work surface over. Space for freestanding cooker. Space for a fridge/freezer. Space and plumbing for washing machine. Understairs storage cupboard. Vinyl flooring.



Rear Lobby 6'1" x 3'1" (1.87m x 0.96m)

PVC double glazed door to side.. Stairs leading to first floor. Radiator. Vinyl flooring.

Bathroom



PVC double glazed window to rear. Panelled bath with mixer tap and shower over. Pedestal wash hand basin. Toilet. Partially tiled walls. Radiator. Vinyl flooring.



Landing 3'1" x 4'4" (0.94m x 1.34m)

Doors to bedrooms.

Bedroom 1 9'6" x 11'11" (2.92m x 3.64m)



PVC double glazed window to front. Radiator. Carpeted.

Bedroom 2 13'5" x 6'2" (4.11m x 1.90m)



PVC double glazed window to rear. Radiator. Airing cupboard housing wall mounted gas central heating boiler. Carpeted.

Outside



The rear garden is enclosed be timber fencing. Laid to concrete. Timber shed. Rear access gate.



Property Postcode

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

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

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: 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: No parking
Building safety issues: No
Restrictions: No
Public right of way: There is a rear gate which is used by 3 properties, however next door has enclosed their garden.
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: TBC

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.

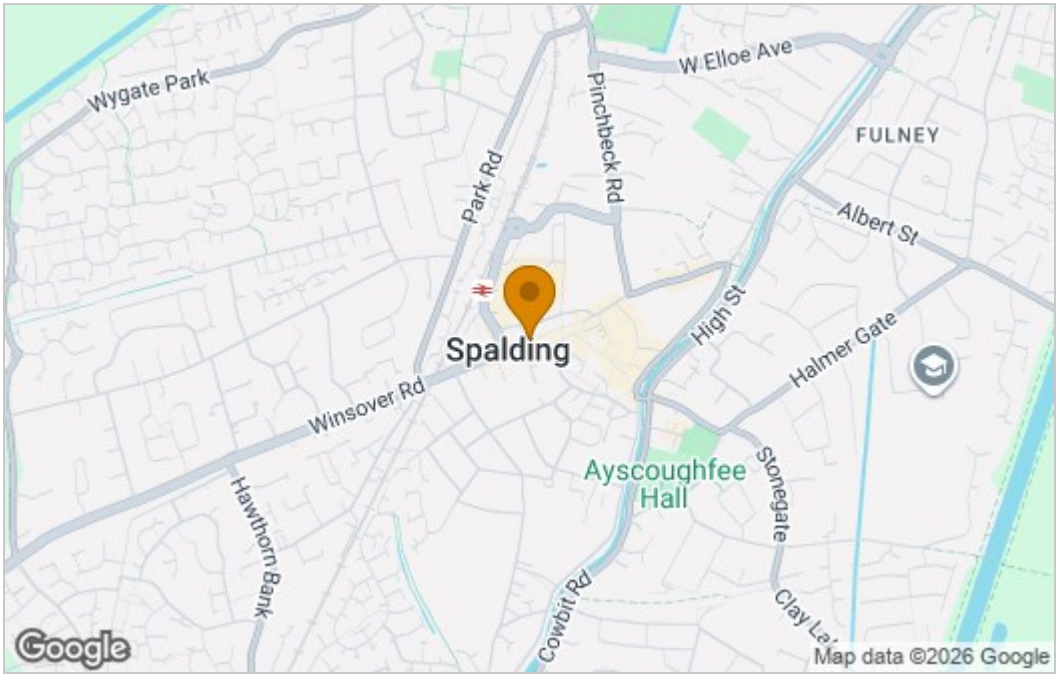
Disclaimer

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.

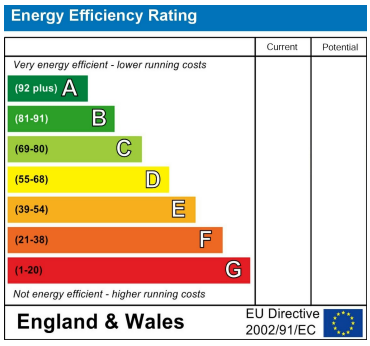
Floor Plan

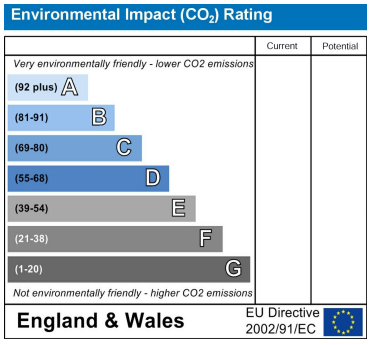


Area Map



Energy Efficiency Graph





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