ARK PROPERTY









23 Snaith Avenue, PE20 2DA

£190,000

- Three-bedroom semi-detached house
- Situated towards the end of a quiet cul-de-sac
- Entrance hall with ground floor WC
- Lounge and spacious kitchen diner
- Block-paved driveway providing ample off-road parking
- Low-maintenance gardens and timber garden building currently used as a gym

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Situated towards the end of a quiet cul-de-sac in the village of Fosdyke, this well-presented three-bedroom semi-detached home offers practical and well-arranged accommodation, ideal for a range of buyers.

The ground floor comprises an entrance hall with cloakroom/WC, a comfortable lounge and a kitchen diner. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a block-paved driveway providing ample off-road parking, together with low-maintenance front and rear gardens. A useful timber garden building, currently utilised as a gym, provides additional versatile space.

An excellent opportunity to acquire a three-bedroom home in a pleasant cul-de-sac location.

Entrance Hall



Composite glazed entrance door. Laminate flooring. Skimmed ceiling. Built in storage cupboard. Radiator.

Cloakroom



PVC double glazed window to side. Skimmed ceiling. Vinyl flooring. Radiator. Close coupled toilet. Pedestal wash hand basin with chrome mixer tap. Tiled splash back.

Lounge 17'1" x 10'7" (5.23m x 3.25m)



PVC double glazed window to front. Coving to skimmed ceiling. Laminate flooring. Two radiators. Built in under stairs storage cupboard.



Kitchen 10'11" x 16'3" (3.33m x 4.97m)



PVC double glazed window and door to rear. Skimmed ceiling. Fitted with a matching range of base and eye level units with worktop space over. Space for freestanding cooker. Space for fridge/freezer. Space for washing machine. Sink with drainer and mixer tap.



First Floor Landing 14'5" x 6'2" (4.40m x 1.89m)



PVC double glazed window to side. Skimmed ceiling. Loft access. Radiator. Built in airing cupboard with wall heater and slatted shelving. Doors to bedrooms and bathroom.

Bedroom 1 12'0" x 9'9" (3.68m x 2.98m)



PVC double glazed window to front. Skimmed ceiling. Radiator. Built in full height wardrobe with mirrored sliding doors. shelf and hanging rail.



Bedroom 2 13'8" x 7'4" (4.18m x 2.24m)



PVC double glazed window to rear. Skimmed ceiling. Laminate flooring Radiator.

Bedroom 3 7'7" x 8'7" (2.33m x 2.63m)



PVC double glazed window to rear. Skimmed ceiling. Laminate flooring Radiator.

Bathroom 5'7" x 7'9" (1.71m x 2.37m)



PVC double glazed window to rear. Boarded walls and ceiling. Vinyl flooring. Chrome heated towel rail. Extractor fan. Fitted panel bath with chrome mixer tap and shower attachment. Close coupled toilet. Pedestal wash hand basin with chrome taps.

Outside



The front of the property has a block paved driveway and footpath leading to the entrance gate and onto the front door. There is a low maintenance gravel frontage. Side gated access to the rear garden.
The rear garden is enclosed by timber fencing. Laid to gravel with a timber decking area. Outside power, light and cold water tap available.

Office/Gym 12'4" x 17'0" (3.77m x 5.19m)



The timber garden building has power and light connected. Currently used as a home gym, but suitable for a variety of uses. Gym equipment available by separate negotiation.





Property Postcode

For location purposes the postcode of this property is: PE20 2DA

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: No
Property construction: Timber frame with brick skin.
Electricity supply: My Utiilia
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Oil 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
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - medium. 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: No
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.





















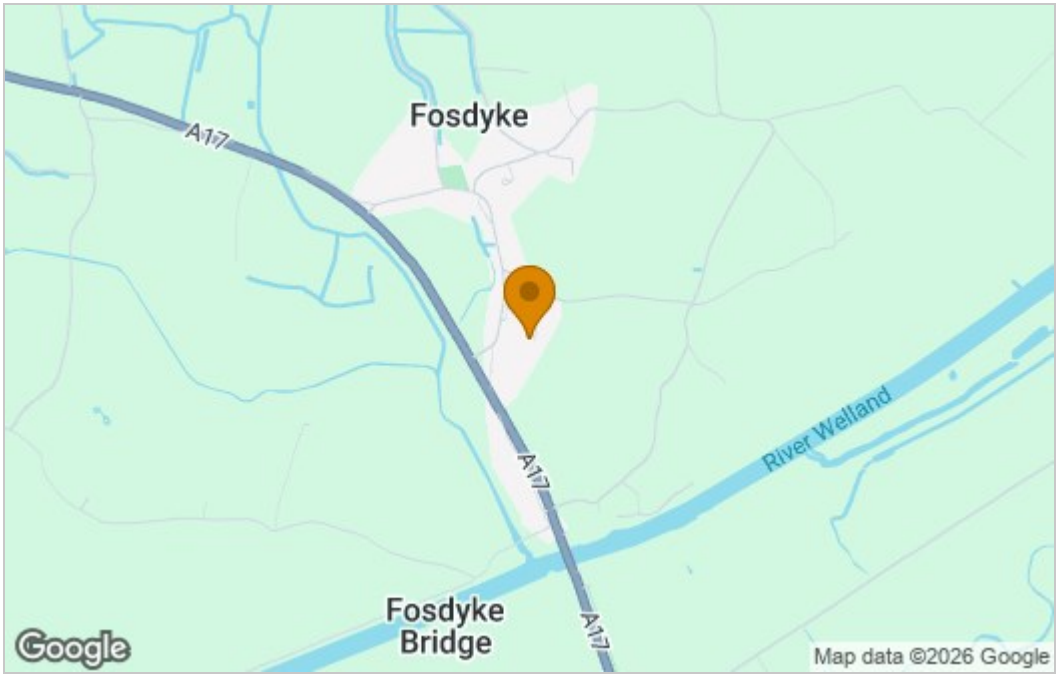




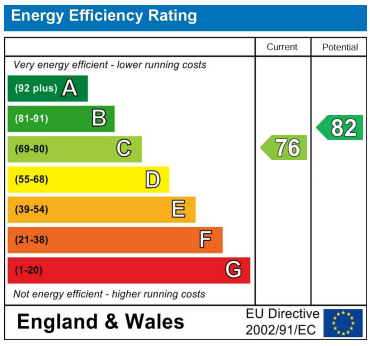


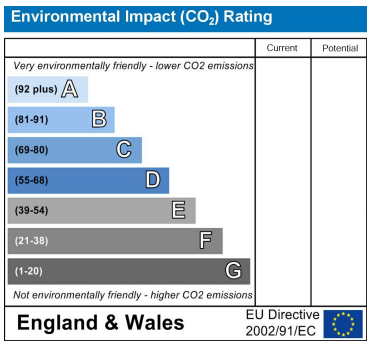
Floor Plan

Area Map



Energy Efficiency Graph





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