



24 Edward Road, Spalding

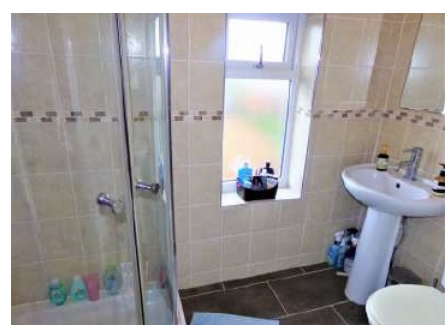
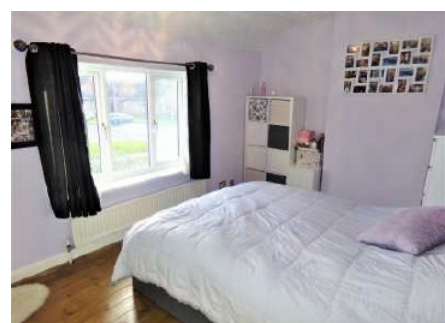
£150,000

WELL PRESENTED TWO BEDROOM SEMI DETACHED PROPERTY WITH ADDITIONAL WORKSHOP.

The property is located within walking distance of Spalding Town Centre, local amenities and schools. The property comprises of entrance hallway, living room, kitchen and utility room. The first floor comprises of two bedrooms and shower room. The exterior, the front of the property comprises of driveway for off road parking and gravel area. The rear garden is fully enclosed and is mainly laid to lawn with a patio area ideal for seating and entertaining, a vegetable patch at the bottom of the garden, a outdoor toilet and large workshop/garage with sauna and bar.

- Two Bedroom Semi Detached Property
- Off Road Parking
- Ideal First Time Purchase

- Located Close To Spalding Town Centre
- Workshop With Sauna And Bar
- Rail Links To London King's



ENTRANCE HALLWAY

Upvc door to front aspect. Laminate flooring. Radiator. Stairs to first floor landing.

LIVING ROOM

Upvc window to front aspect. Wooden flooring. Radiator. Airing cupboard.

KITCHEN

Two Upvc windows to rear aspect. Stable style door to side aspect. Wall and base units with roll top work surfaces over. Ceramic sink and drainer with mixer taps over. Space and plumbing for dishwasher. Electric oven with four ring gas hob over. Storage cupboard. Radiator. Tiled flooring. Spotlights.

UTILITY AREA

Open plan into the kitchen. Space and plumbing for washing machine and tumble dryer. Space for fridge freezer. Tiled flooring.

LANDING

Upvc window to side elevation. Radiator.

BEDROOM ONE

Upvc window to front elevation. Radiator. Built in wardrobes. Wooden flooring.

BEDROOM TWO

Upvc window to rear elevation. Radiator. Carpeted. Loft access.

SHOWER ROOM

Upvc window to rear elevation. Toilet. Shower cubicle. Wash hand basin. Fully tiled walls. Tiled flooring. Heated towel rail.

EXTERIOR

The front of the property comprises of driveway for off road parking and gravel area. The rear garden is fully enclosed and is mainly laid to lawn with a patio area ideal for seating and entertaining, a vegetable patch at the bottom of the garden, a outdoor toilet and large workshop/garage with sauna and bar.

WORKSHOP/GARAGE

Electric and power. Sauna. Bar.

PROPERTY POSTCODE



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

ADDITIONAL INFORMATION

Freehold with vacant possession on completion.

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

VIEWING

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.

OFFERS 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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations.

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 your 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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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.





Approx. 31.1 sq. metres (334.2 sq. feet)



Approx. 30.0 sq. metres (322.6 sq. feet)



Total area: approx. 61.0 sq. metres (656.8 sq. feet)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		70	89	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		68	90
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 				<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 			

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