



## 50 St Johns Road, Spalding

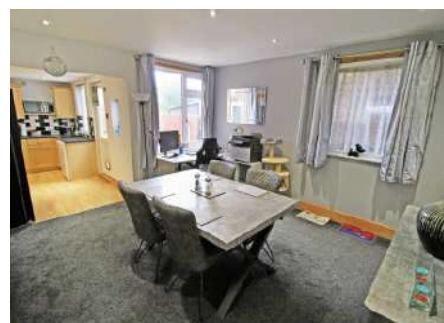
**£185,000**

THREE BEDROOM SEMI DETACHED PROPERTY WITH OFF ROAD PARKING - CALL TODAY TO BOOK YOUR VIEWING

Being located close by to Spalding Town Centre, the property benefits from large rear garden with patio area ideal for seating and entertaining, off road parking to the front and modernised re fitted bathroom suite. Internally, the property comprises of entrance hallway, living room and kitchen diner. To the first floor is three bedrooms and a bathroom. The front provides a low maintenance driveway with off road parking for one vehicle and gated side access to rear garden. The rear is enclosed with hedging and fencing. Mainly laid to lawn with patio area.

- **Three Bedroom Semi Detached Property**
- **Off Road Parking**

- **Generous Sized Rear Garden**
- **Modernised by the Current Vendors**





**ENTRANCE HALLWAY**

Upvc double glazed door to side aspect. Stairs to first floor landing.

**LIVING ROOM**

13'10 x 12'9 (4.22m x 3.89m)

Upvc bay window to front aspect. Radiator. Telephone point. Television point.

**KITCHEN DINER**

25'8 x 12'9 (7.82m x 3.89m)

**KITCHEN AREA**

Upvc window to side aspect. Part glazed door to side aspect. Base and wall units with work surface over. Sink with drainer and mixer tap over. Space and plumbing for washing machine. Space for freestanding American style Fridge Freezer and cooker with extractor fan over. Radiator. Under stairs storage cupboard.

**LANDING**

Radiator.

**BEDROOM ONE**

13'0 x 12'10 (3.96m x 3.91m)

Upvc window to front elevation. Radiator.

**BEDROOM TWO**

10'4 x 9'5 (3.15m x 2.87m)

Upvc window to rear elevation. Radiator.

**BEDROOM THREE**

11'1 x 6'10 (3.38m x 2.08m)

Upvc window to rear elevation. Radiator.

**BATHROOM**

Upvc window to side elevation. Panelled bath with separate shower over. Wash hand basin with vanity unit. Toilet. Heated towel rail.

**REAR GARDEN**

The rear garden is enclosed with fencing and hedging. Mainly laid to lawn with patio area ideal for seating and entertaining. Large timber workshop.

**PROPERTY POSTCODE**



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

### 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. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

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



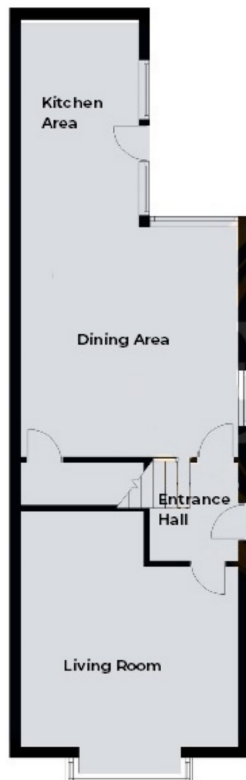
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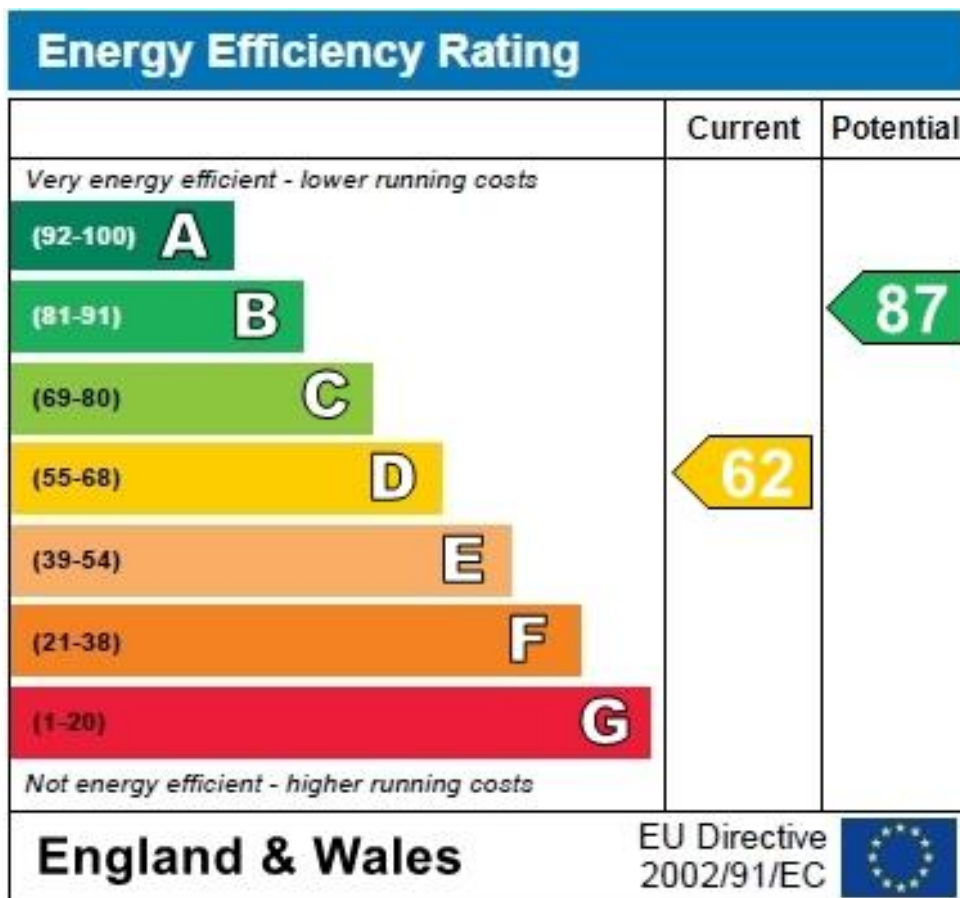
**Ground Floor**  
Approx. 44.4 sq. metres (477.4 sq. feet)



**First Floor**  
Approx. 43.7 sq. metres (470.8 sq. feet)



Total area: approx. 88.1 sq. metres (948.2 sq. feet)



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