

# HILL & CLARK

incorporating AP SALES

38 NEW ROAD SPALDING LINGS PE11 1DW

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8 WEST END HOLBEACH LINGS PE12 7LW

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4 South Parade, SPALDING, PE11 2YJ

£110,000

HAVING BEEN COMPLETELY REFURBISHED, THIS END TERRACED HOUSE WOULD BE AN IDEAL FIRST TIME OR INVESTMENT BUY.

Offering a Lounge, Dining Area, Re-fitted Kitchen, TWO BEDROOMS and Re-fitted Bathroom. Private Courtyard garden. Three brick built storage sheds. Benefitting from uPVC double glazed windows and doors and a GAS FIRED CENTRAL HEATING SYSTEM. EPC Rating D57. Total Floor Area 54 Sq.M.

NO ONWARD CHAIN!!! CALL NOW TO VIEW!!!

## ACCOMMODATION

To the front of the property a glazed uPVC entrance door allows access to:

### Lounge 10'9" x 11'5" (into recess) (3.28m x 3.48m (into recess))

Power points, radiator, television aerial point, electric coal effect gas fire set within decorative surround, ceiling light point, coved and skimmed ceiling, window to the front elevation.



### Dining Room 11'4" ( Max Measurement) including stairs) x 9'4" (3.45m (Max Measurement) including stairs) x 2.84m)

Power points, radiator, stairs leading to first floor, ceiling light point, coved and skimmed ceiling, window to the rear elevation.



### Kitchen 8'3" x 5'4" (2.51m x 1.63m)

Comprising of newly fitted base cupboards and drawer units, set beneath a rolled edged work surface with inset single drainer sink unit with hot and cold taps. Matching eye level wall units and wine rack, tiled splash backs, space for fridge and cooker, overhead cooker hood with multi-speed function, ceiling light point, power points, radiator, coved and skimmed ceiling, window to side elevation, obscure glazed uPVC door allowing access to outside courtyard.



### First Floor Landing

Access to roof space, ceiling light point, skimmed ceiling.

### Bedroom 11'4" x 10'9" (3.45m x 3.28m)

Power points, radiator, ceiling light point, coved and skimmed ceiling, window to the front elevation.



## Bedroom 9'4" x 8'8" (2.84m x 2.64m)

Power points, radiator, ceiling light point, coved and skimmed ceiling, window to rear elevation, access to:



## Bathroom 8'3" x 5'3" (2.51m x 1.60m)

Steps leading down. Comprising of a re-fitted 3 piece suite to include pedestal wash hand basin with mixer tap, close coupled W.C., panelled bath with mixer tap. Fully tiled walls, radiator, extractor fan, ceiling light point, skimmed ceiling, obscure glazed window to the side elevation, access to storage cupboard housing the wall mounted gas fired combination boiler.

## Exterior

To the front of the property there is a low brick wall defining the front boundary. Access can be gained to the front entrance door and to the right hand side of the property a pathway leads to a timber hand gate which in turn allows access:



## Rear Courtyard

The rear courtyard is currently laid to a concrete area with a raised flower bed and access to 3 brick built outbuildings.

## Services

Council Tax Band 'A'  
All mains services

## Directions

Follow Winsover Road out of Spalding turning left at the traffic lights (by Aldi) into St Thomas Road. Take the first right hand turn into Green Lane, followed by the first left hand turn in to Cross Street. Follow Cross Street and turn right into South Parade and the property can be found on the right hand side.

## Viewings

Strictly by appointment with HILL & CLARK

## Valuations

If you are proposing to sell your property HILL & CLARK would be pleased to provide marketing advice and valuation without charge or obligation.

## Agents Notes

HILL & CLARK have not tested any apparatus, equipment, fittings or services. The buyer is advised to obtain verification from their Solicitor or Surveyor. This floorplan on these particulars are only for illustrative purposes and guidance and are not to scale.

## Disclaimer

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation, we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and intending Purchasers shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or mis-deception shall be ground for a claim for compensation or for the rescission of the Contract by either the vendor or the Purchaser.

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## Energy Performance Certificate



4, South Parade, SPALDING, PE11 2YJ

**Dwelling type:** End-terrace house  
**Date of assessment:** 06 February 2014  
**Date of certificate:** 06 February 2014

**Reference number:** 0317-2886-7425-9604-9741  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 54 m<sup>2</sup>

### Use this document to:

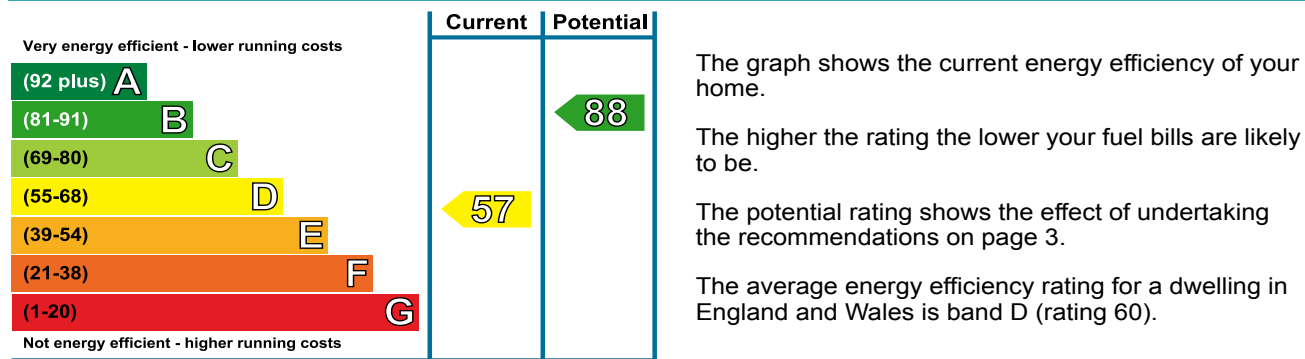
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,379</b>
<b>Over 3 years you could save</b>	<b>£ 939</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 114 over 3 years	
Heating	£ 2,007 over 3 years	£ 1,218 over 3 years	
Hot Water	£ 162 over 3 years	£ 108 over 3 years	
<b>Totals</b>	<b>£ 2,379</b>	<b>£ 1,440</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 642	
2 Floor Insulation	£800 - £1,200	£ 102	
3 Low energy lighting for all fixed outlets	£25	£ 84	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

