



## 3 St Helena Drive, Spalding

**£87,500**

50% SHARED OWNERSHIP PROPERTY - THREE BEDROOM SEMI DETACHED TOWN HOUSE - NO CHAIN!

Benefiting from being close by to Spalding Town Centre, off road parking and enclosed rear garden. Internally, the property comprises of entrance hallway, living room, kitchen diner, rear lobby and cloakroom. The first floor offers, bedroom two, three and family bathroom. To the second floor is master bedroom with ensuite shower room. Externally, the property has a low maintenance front and rear garden with off road parking to the side and gated access to the rear garden. The rear is fully enclosed, mainly laid to lawn with paved area ideal for seating and entertaining.

Call today to get your viewing booked in!

- **50% Shared Ownership**
- **Semi-Detached Town House**
- **Three Bedrooms**
- **Enclosed Rear Garden**
- **Pleasant Cul-De-Sac Location**
- **Off Road Parking**



**ENTRANCE HALLWAY**

Door to front aspect. Wood effect flooring. Stairs to first floor landing. Radiator. Smoke alarm.

**LIVING ROOM**

4.29m x 2.97m (14'1" x 9'9")

Upvc window to front aspect. Wood effect flooring. Radiator. Television point. Thermostat control. Bt point.

**KITCHEN DINER**

2.90m x 2.79m (9'6" x 9'2")

Upvc window to rear aspect. Vinyl flooring. Base and wall units with work surface over. Space for freestanding fridge freezer. Stainless steel sink with drainer. Integrated oven with four ring gas hob and extractor hood over. Wall mounted boiler. Radiator.

**REAR LOBBY**

Part glazed door to rear aspect. Vinyl flooring. Radiator.

**CLOAKROOM**

Toilet. Wash hand basin. Vinyl flooring. Radiator. Extractor fan.

**FIRST FLOOR LANDING**

Velux window to rear aspect. Carpeted. Stairs to second floor. Radiator. Storage cupboard.

**BEDROOM TWO**

3.98m x 2.75m (13'1" x 9'0")

Two Upvc windows to front elevation. Carpeted. Radiator. Overstairs storage cupboard.

**BEDROOM THREE**

2.50m x 2.03m (8'2" x 6'8")

Upvc window to rear elevation. Carpeted. Radiator. Bt point.

**BATHROOM**

1.86m x 1.85m (6'1" x 6'1")

Bath with shower over and shower screen. Toilet. Wash hand basin. Vinyl flooring. Extractor fan. Radiator. Shaver point. Part tiled walls.





## BEDROOM ONE

4.13m x 3.95m (13'7" x 13'0")

Located on the second floor. Upvc window to front elevation. Carpeted. Radiator. Airing cupboard.

## ENSUITE

Velux window to rear. Shower cubicle. Toilet. Wash hand basin. Shaver point. Radiator. Vinyl flooring.

## EXTERIOR

Low maintenance front garden with two parking spaces to the side and gated access to garden. The rear garden is fully enclosed, laid to lawn with paved area ideal for seating and entertaining.

## PROPERTY POSTCODE

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

## 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.

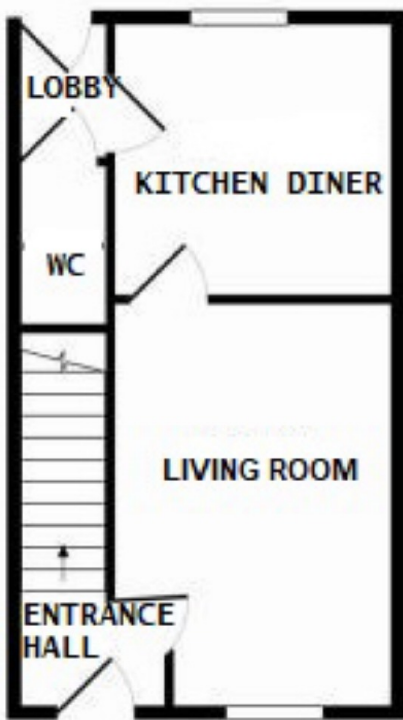
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### DISCLAIMER

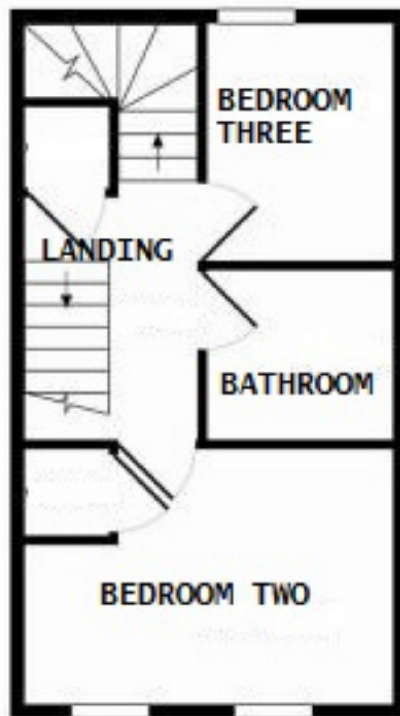
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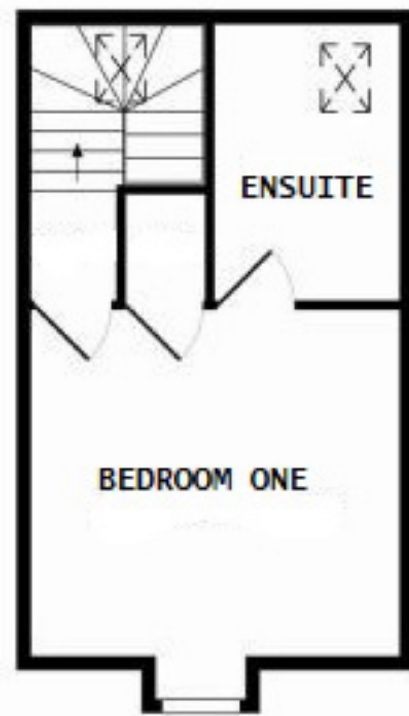




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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