



## 244 PARK ROAD SPALDING, PE11 1QT

**£159,950  
FREEHOLD**

This refurbished home is perfect for first-time buyers seeking a move-in-ready property close to Spalding Town Centre. With a brand new kitchen, new flooring, fresh carpets, and full redecoration, the property offers a modern, clean, and welcoming feel throughout. Ideally located within walking distance of the town centre and right next to a bus stop, it provides superb convenience for commuting, accessing local amenities, and travelling further afield. The property is also fitted with Solar PV panels, helping to reduce energy bills. Outside, there are two off-road parking spaces and a large enclosed rear garden, making it ideal for families, pet owners, or anyone who values outdoor space.

# 244 PARK ROAD

- Brand new kitchen • New flooring and carpets throughout • Freshly decorated • Three bedrooms (living room could become fourth for HMO) • Solar Panels fitted • Bathroom with modern fittings • Standard monthly rental predicted at £1000 pcm • Potential HMO income: £400 per week or £1,733.33 per month (subject to council approval) • Suitable for HMO conversion with interlinked smoke alarms and fire doors throughout • Walking distance to Spalding town centre and next to a bus stop



## Summary

### Room Summary

#### Living Room / Potential Bedroom Four (3.43m x 3.33m)

Currently a bright and welcoming living area at the front of the house. For HMO use, this space could easily be converted into a fourth bedroom, with interlinked smoke alarms and fire doors already in place.

#### Dining Room (3.43m x 3.30m)

Spacious dining area adjacent to the kitchen, ideal for family meals or communal living in an HMO setup.

#### Kitchen (2.29m x 1.96m)

Brand new, modern kitchen with plenty of storage and work surfaces. Fully redecorated and ready for use.

#### Bathroom

Well-appointed bathroom with fresh décor and modern fittings, suitable for family use or multiple tenants.

#### Bedroom One (3.43m x 3.30m)

Generous double bedroom, ideal for a master bedroom in a home or one of the HMO rooms.

#### Bedroom Two (3.43m x 2.44m)

## Comfortable second double

bedroom, suitable for children, a home office, or as a tenant room in an HMO.

#### Bedroom Three (3.20m x 1.96m max)

Good-sized single bedroom, perfect for a nursery, study, or a fourth HMO tenant.

#### Exterior

Large enclosed rear garden providing safe outdoor space and two off-road parking spaces to the front.

## Investors anticipated return

### Investor Opportunity – Potential 4-Bed HMO

The property already benefits from fully interlinked smoke alarms and fire doors throughout. Subject to approval from the local council, it could meet the requirements for a 4-bedroom HMO with minimal further adjustments.

## Rental Figures

Standard single let anticipated rent: in excess of £900 per month.

## Projected HMO income:

£400 per week

Equivalent monthly HMO income: £400 × 52 ÷ 12 = £1,733.33 per month

This provides investors with a strong alternative rental strategy, offering significantly higher potential monthly income.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

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### ADDITIONAL INFORMATION

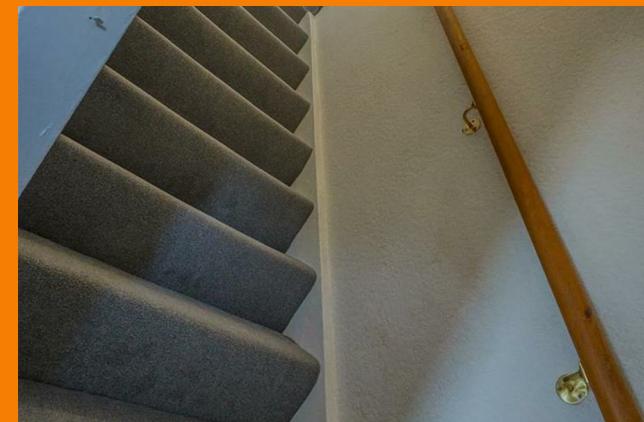
**Local Authority** – South Holland

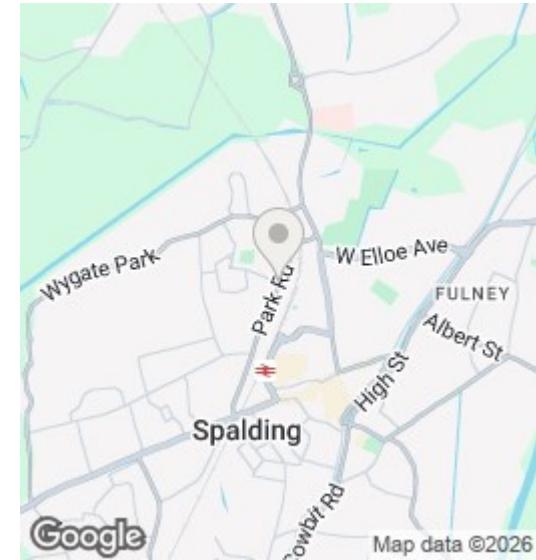
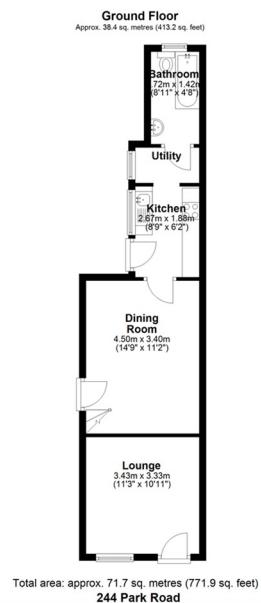
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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