



## 84 Station Road, Surfleet, PE11 4DB

**£160,000**

- Three-bedroom semi-detached home in the popular village of Surfleet
- Vacant possession with no onward chain – ideal for a smooth purchase
- Located close to local amenities including primary school, shop, and pub
- Spacious lounge diner and separate kitchen on the ground floor
- Three well-proportioned bedrooms and a family bathroom upstairs
- Excellent opportunity for first-time buyers, families, or investors

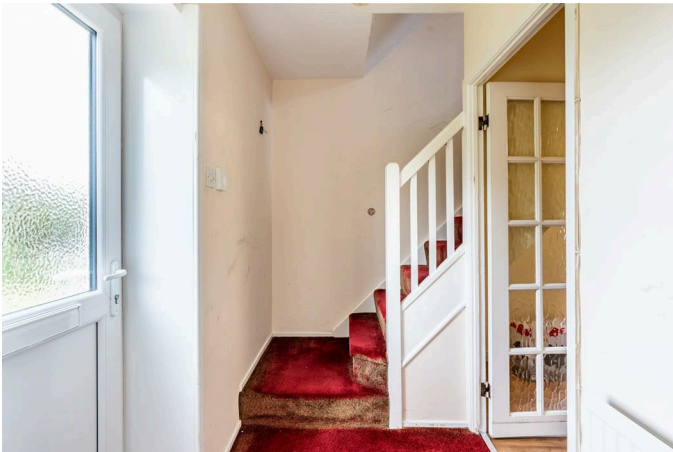
### Three Bedroom Semi-Detached Home in Surfleet Village – No Onward Chain

Offered with no onward chain, this vacant three-bedroom semi-detached house is ideally located in the sought-after village of Surfleet, close to local amenities including a primary school, village shop, and public house.

The ground floor offers an entrance hall, a spacious lounge diner, and a separate kitchen. Upstairs features three well-proportioned bedrooms and a family bathroom.

A great opportunity for first-time buyers, families, or investors looking to personalise a property in a well-connected village setting.

#### Entrance Hall 4'1" x 7'9" (1.25m x 2.38m)



PVC double glazed entrance door. Stairs to first floor landing. Radiator. Doors to kitchen and lounge.

#### Lounge 20'2" x 10'11" (6.15 x 3.35)



PVC double glazed windows to front and rear. Coving to ceiling. Two radiators. Fitted electric fireplace.



#### Kitchen 15'8" x 9'7" (4.78m x 2.93m)



PVC double glazed window to rear and door to side. Vinyl flooring. Radiator. Fitted base and eye level units. Four ring electric hob with extractor hood over. Integrated oven and grill under. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine. Space for fridge. Wall mounted mains gas central heating boiler.



**First Floor Landing 7'5" x 3'8" (2.27m x 1.14m)**



PVC double glazed window side. Built in airing cupboard with hot water cylinder. Doors to bedroom and bathroom.



**Bedroom 1 11'7" x 10'5" (3.54m x 3.18m)**



PVC double glazed window to front. Coving to ceiling. Radiator.



**Bedroom 2 8'7" x 9'3" (2.64m x 2.82m)**



PVC double glazed window to rear. Coving to ceiling. Radiator.



### Bedroom 3



PVC double glazed window to front. Coving to ceiling. Radiator.



### Bathroom 5'4" x 8'1" (1.64m x 2.47m)



PVC double glazed window to rear. Vinyl flooring. Radiator. Extractor fan. Tiled shower cubicle with glass door and electric shower. Panelled bath with

tiled splash back. Pedestal wash hand basin with tiled splash back. Close couple toilet with push button flush.



### Outside



To the front of the property is a lawn area with fence and hedge borders and a range of shrubs. Side path to the rear garden  
The rear garden is laid to lawn with a variety of mature shrubs and fruit trees. There is a brick built outbuilding comprising a utility area and outside toilet.



**Property Postcode**

For location purposes the postcode of this property is: PE11 4DB

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Freehold

Council tax band: A

Property construction: Non Standard

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Mains gas central heating

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: On street parking

Building safety issues: None known

Restrictions: None known

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: None

Coalfield or mining area: No

Energy Performance rating: TBC

**Viewing Arrangements**

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.

**Offer 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 Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

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 available 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.

**Referral & Fee Disclosure**

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

**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.

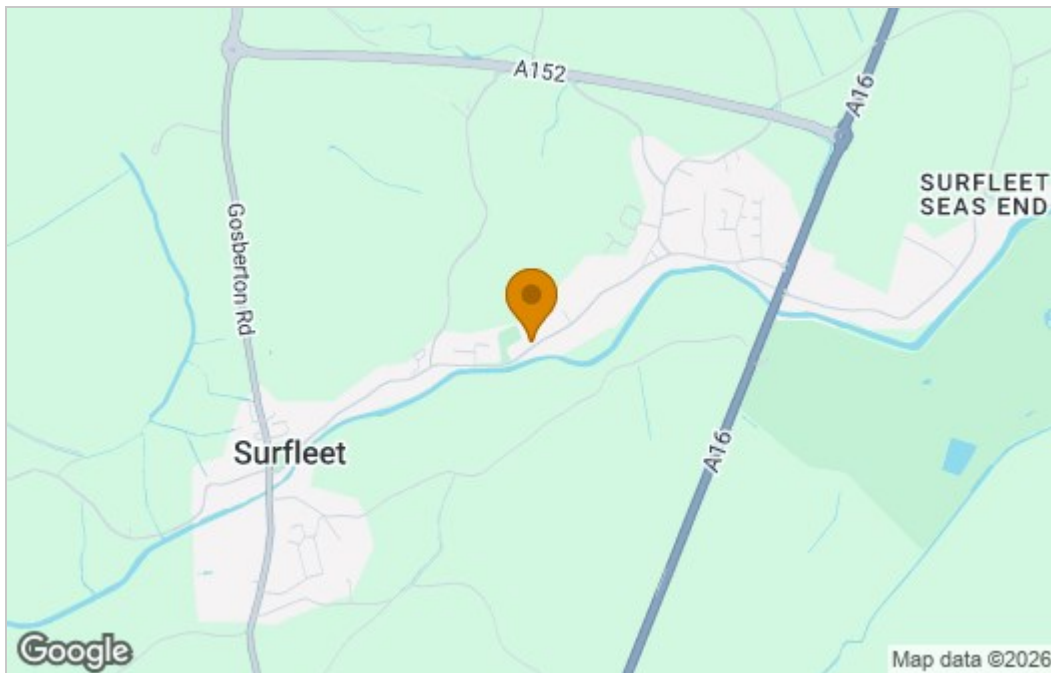


## Floor Plan

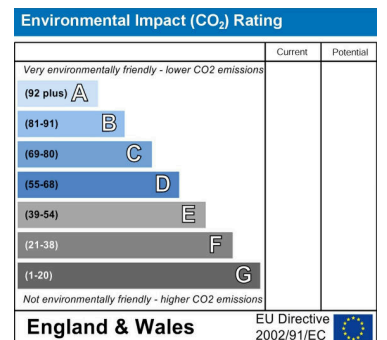
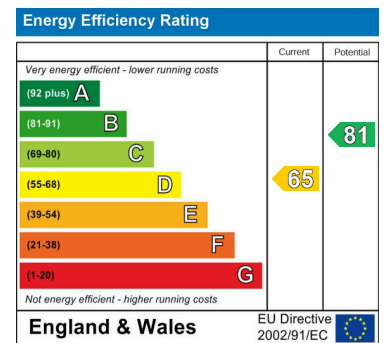


The floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, fixtures, fittings, and specifications are approximate and should not be relied upon as a precise representation. Any areas shown are indicative and may differ from the actual layout. While every effort has been made to ensure accuracy, we accept no responsibility for any errors, omissions, or misstatements. Prospective purchasers or tenants should carry out their own investigations and measurements to verify the information provided.

## Area Map



## Energy Efficiency Graph



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