

## 2 Godfrey Avenue, Gosberton, PE11 4HF

**£225,000**

- Three-bedroom semi-detached home in a quiet Gosberton cul-de-sac
- Close to village amenities including shop, school and recreational areas
- Extended ground floor with lounge, dining room, kitchen-diner and shower room
- Three first-floor bedrooms plus family bathroom
- Off-road parking to the front and enclosed rear garden
- Offered for sale with no onward chain

A well-presented three-bedroom semi-detached home set in a quiet cul-de-sac in the heart of Gosberton village. Ideally located within easy reach of the village shop, school and local recreational areas, this property offers spacious and versatile accommodation.

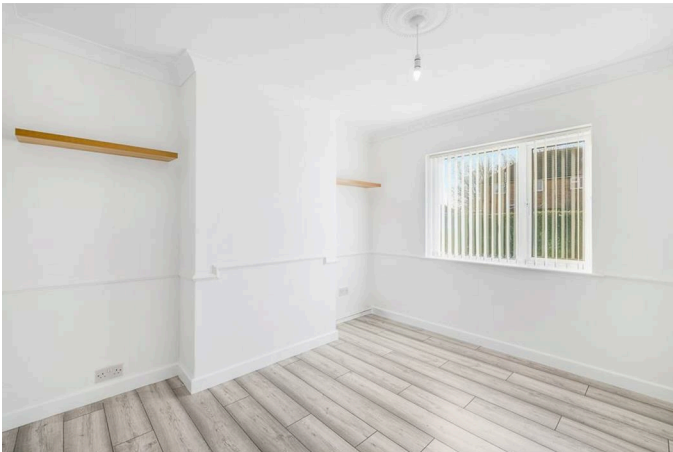
The first floor features three bedrooms and a family bathroom, while the extended ground floor provides an entrance hall, lounge, dining room, generous kitchen-diner and a convenient shower room. Outside, the property benefits from off-road parking to the front and a private, enclosed rear garden.

Offered for sale with no onward chain, this is an excellent opportunity for buyers seeking a well-located home in a desirable village setting.

#### **Entrance Hall**

PVC glazed entrance door. Skimmed ceiling. Laminate flooring. Radiator. Stairs to first floor landing with understairs storage cupboard.

#### **Dining Room 10'11" x 9'11" (3.34m x 3.04m)**



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

#### **Lounge 14'5" x 11'8" (4.40m x 3.56m)**



PVC double glazed window to front. Coving to skimmed ceiling. Laminate flooring. Radiator.



#### **Kitchen/Diner 13'3" x 15'5" (4.06m x 4.72m)**



PVC double glazed windows to side and rear. Skimmed ceiling. Tiled flooring. Fitted base units

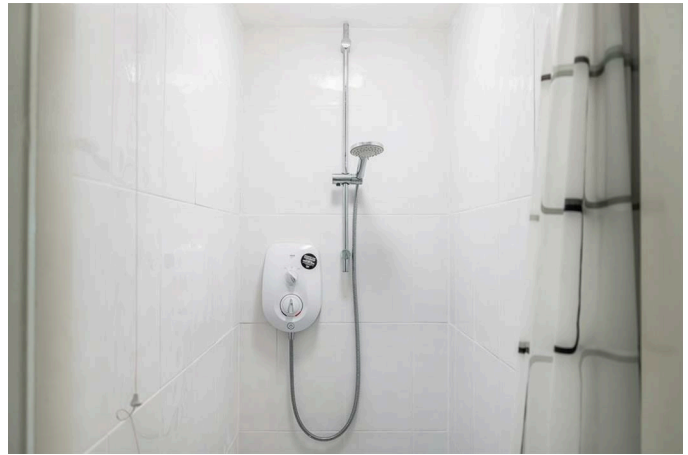
with roll edge work surfaces and tiled splash backs. Free standing gas cooker with extractor hood over. Stainless steel sink and drainer with chrome mixer tap. Wall mounted mains gas central heating boiler. Door to shower room and door to side. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer.



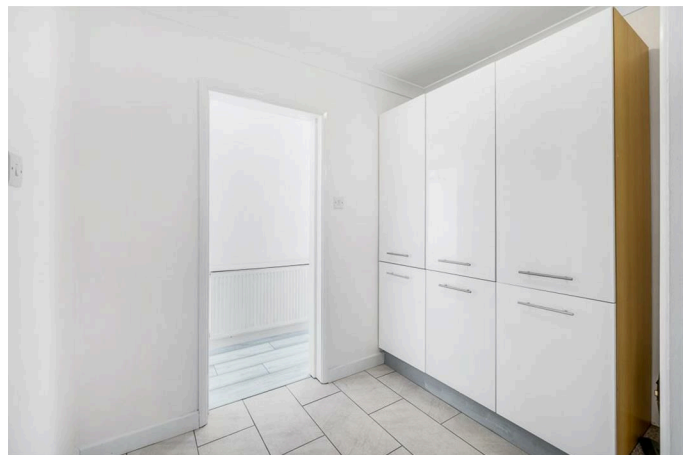
**Shower Room 5'4" x 5'8" (1.65m x 1.74m)**



Coving to ceiling. Extractor fan. Tiled flooring. Full height wall tiling. Walk in shower. Close coupled toilet with push button flush. Pedestal wash hand basin.

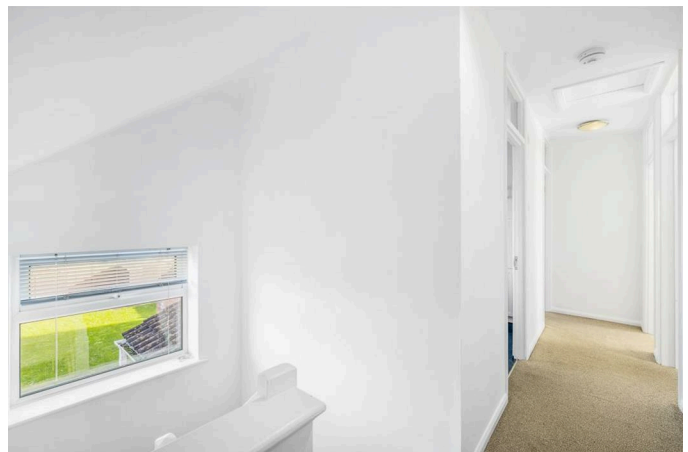


**Utility Area 5'9" x 8'0" (1.76m x 2.45m)**



Open walk through utility area with tall storage cabinets and tiled flooring.

**First Floor Landing**



PVC double glazed window to rear. Skimmed ceiling with loft access. Doors to bedrooms and bathroom.

**Bedroom 1 11'1" x 11'8" (3.38m x 3.56m)**



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

**Bedroom 3 9'3" x 10'5" (2.83m x 3.20m)**



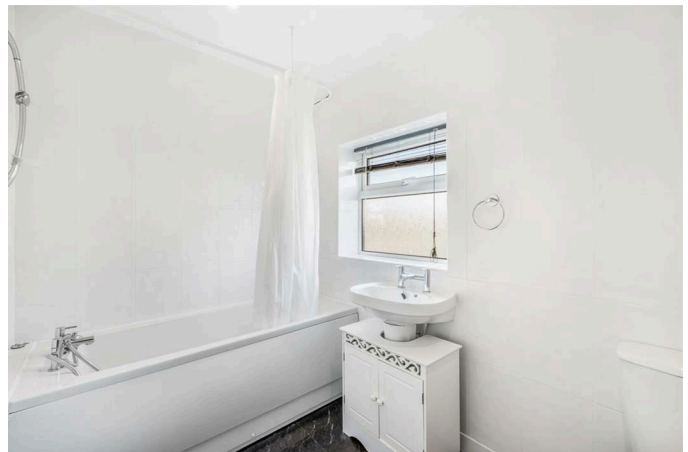
PVC double glazed window to rear. Coving to skimmed ceiling. Radiator.

**Bedroom 2 11'1" x 9'11" (3.39m x 3.04m)**



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

**Bathroom 5'9" x 8'8" (1.77m x 2.65m)**



PVC double glazed window to rear. Skimmed ceiling with recessed spot lighting. Extractor fan. Vinyl tiled flooring. Radiator. Shaver point. Wall mounted electric mirror. Fitted panel bath with chrome mixer tap and shower attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.

## Outside



There is off road parking to the front of the property for up to two vehicles. Side gated access leads to the rear garden which is enclosed by timber fencing and laid to lawn with generous patio seating area. There are two timber storage sheds. Outside power and lighting.



### Property Postcode

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

### 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

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

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: Driveway

Building safety issues: No

Restrictions: No

Public right of way: Shared driveway entrance

Flood risk: Surface water - low. Rivers and the sea - low. 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: No

Coalfield or mining area: No

Energy Performance rating: C69

### 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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

#### Additional Information

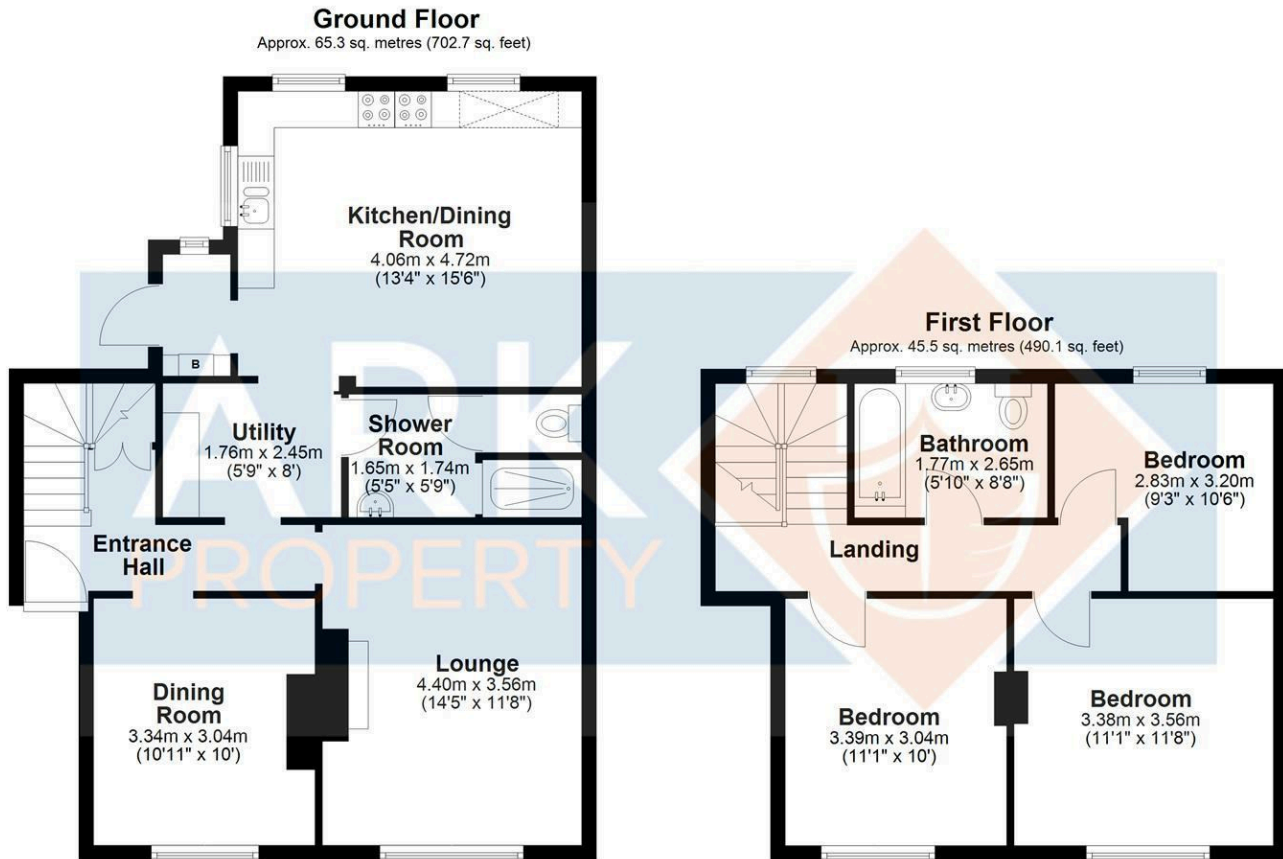
PLEASE NOTE:

Access will be allowed to the plot to the rear of this property.





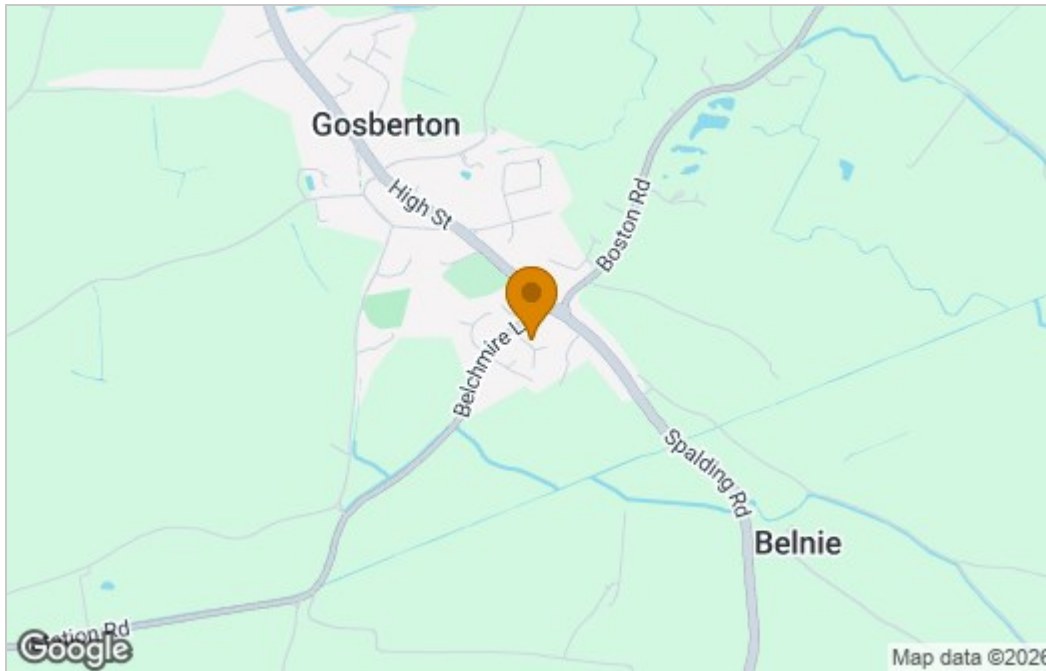
## Floor Plan



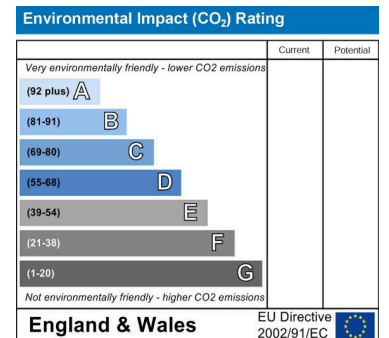
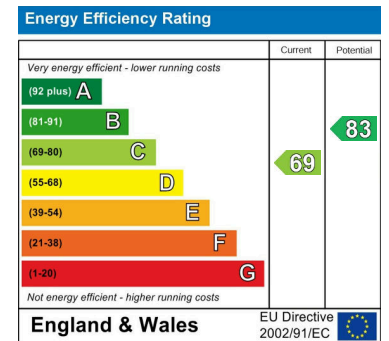
Total area: approx. 110.8 sq. metres (1192.9 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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