



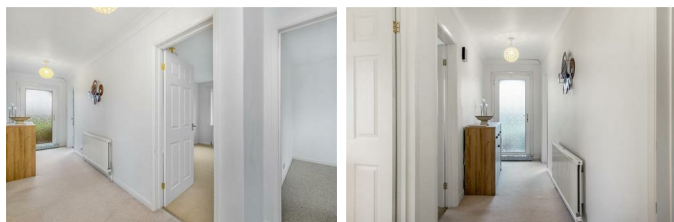
54 Wargate Way, Gosberton, PE11 4HE

£265,000

- Village location
- Neutral decor
- Field views to front
- Garage and off road parking
- Well presented throughout
- Sold with no chain

Located in the popular village of Gosberton, this well presented detached bungalow enjoys stunning open field views to the front and a generously sized rear garden, along with off-road parking leading a detached garage. The property offers a well-designed, flowing layout with three bedrooms and is being sold with no onward chain. Early viewing is highly recommended

Entrance Hall 22'11" x 4'5" (7.00m x 1.36m)



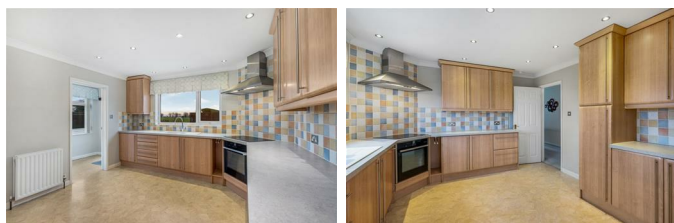
UPVC door to front. Radiator. Carpeted.

Lounge 14'11" x 12'0" (4.57m x 3.66m)



UPVC window to front. French doors leading to conservatory. Radiator. Carpeted.

Kitchen 11'10" x 12'0" (3.61m x 3.66m)



UPVC window to side. Matching wall and base units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splash back. Electric hob with extractor over and oven under. Built in fridge/freezer. Radiator.

Conservatory 11'10" x 12'9" (3.62m x 3.91m)



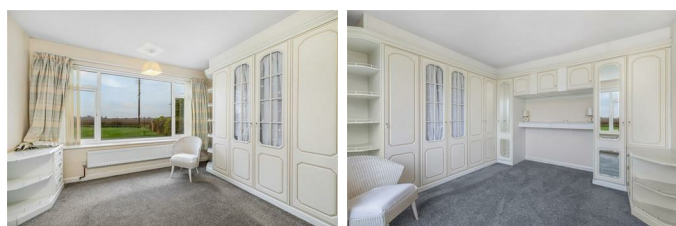
Brick and UPVC construction. Polycarbonate roof. Radiator. Carpeted.

Utility Room 4'11" x 12'0" (1.51m x 3.66m)



Door to side and window to rear. Storage cupboard.

Bedroom 1 12'0" x 12'0" (3.66m x 3.66m)



UPVC window to front. Radiator. Built in wardrobes

Bedroom 2 10'11" x 9'11" (3.34m x 3.03m)



UPVC window to rear. Radiator.

Bedroom 3 8'11" x 12'0" (2.74m x 3.66m)



UPVC window to side. Radiator.

Bathroom 7'2" x 6'5" (2.20m x 1.96m)



UPVC window to rear. Corner shower cubicle with shower. Wash hand basin and toilet set in vanity

unit. Wall mounted heated towel rail. Partially tiled walls.

Outside

The front of the property has a lawn area with bushes and shrubs.

The rear garden is enclosed by timber fencing. Lawn area. Patio seating area. Gravel leading to the garage.

Garage 14'6" x 17'10" (4.43m x 5.44m)



Timber built garage with double doors to front. Window and pedestrian door to side.

Property Postcode

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

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.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
 Council tax band: C
 Annual charge: No
 Property construction: Brick built
 Electricity supply: Octopus Energy
 Solar Panels: No
 Other electricity sources: No
 Water supply: Anglian Water
 Sewerage: Mains
 Heating: Oil 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.
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Parking: Driveway and Single Garage
 Building safety issues: No
 Restrictions: No

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: No

Coalfield or mining area: No

Energy Performance rating: D63

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.

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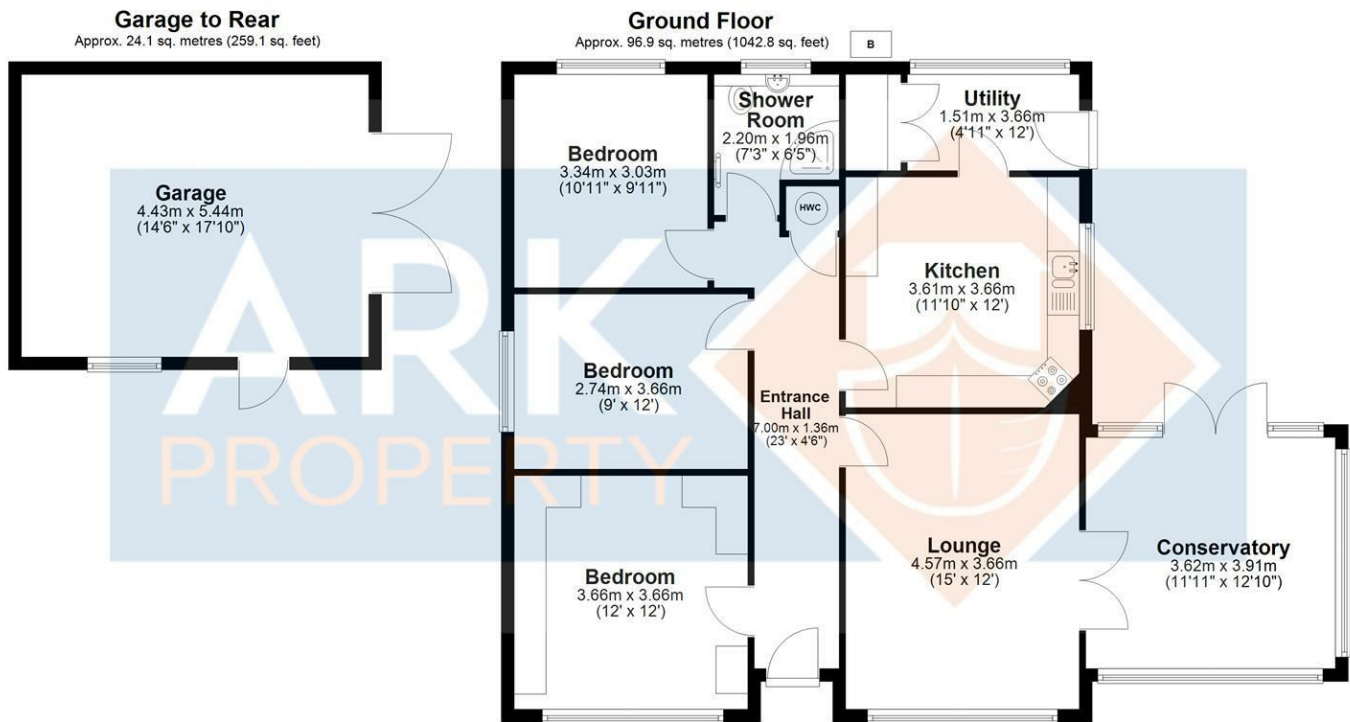
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Disclaimer

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



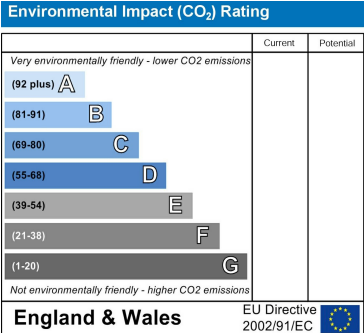
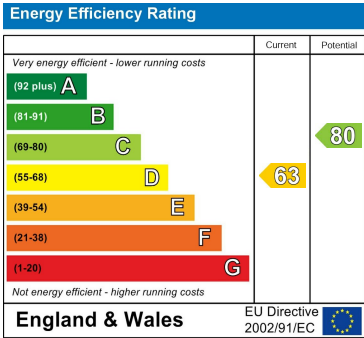
Total area: approx. 120.9 sq. metres (1301.9 sq. feet)

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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