

Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

PLEASE NOTE IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

| Energy Efficiency Rating | |
|--------------------------|----------|
| Current | Assessed |
| A | A |
| B | B |
| C | C |
| D | D |
| E | E |
| F | F |
| G | G |

Any energy efficient - lower rating costs
 Any energy inefficient - lower rating costs
 EU Directive 2002/91/EC
 The energy indicator - higher rating costs

Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map

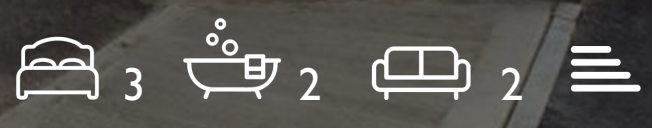


Floor Plan



Park Lane
 Surfleet, Spalding, PE11 4AF

Guide Price £135,000 - Freehold , Tax Band - A



Park Lane

Surfleet, Spalding, PE11 4AF

CASH BUYERS ONLY

Auctioneer Comments: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (amsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the reservation period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

City and County are delighted to market this unique opportunity to purchase an ex-commercial building that is currently in use as two apartments. These are currently open but can be separated inside and both have separate entrances. The ground floor apartment comprises a double bedroom, three-piece bathroom, kitchen, large entrance hall/living space and a separate living/dining room with sliding doors into the garden. Upstairs there are two double bedrooms, a separate three-piece bathroom, kitchen/dining room and a separate living room. All mains services and electric heating throughout. Outside offers two separate gardens to the sides and plenty of off-road parking for both apartments. There is currently planning permission granted to make this building into one residential dwelling. Plans can be provided upon request. Please call the office to enquire further to avoid missing out.

Entrance Porch

5'10" x 2'7"

Entrance Hall

5'10" x 7'3"

Living Room

16'10" x 9'10"

Living Room

10'2" x 13'3"

Hallway

22'4" x 6'3"

Kitchen

7'11" x 5'10"

Bathroom

7'10" x 5'10"

Bedroom

11'9" x 9'10"

Upstairs:

Kitchen/Diner

16'5" x 8'11"

Living Room

12'3" x 19'7"

Bathroom

5'6" x 3'4"



Master Bedroom

11'6" x 13'7"

Bedroom Two

10'9" x 13'6"

EPC - F

22/75

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Material Information

Property construction: Standard
 Community Green Space Charge: No
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains
 Sewerage: Mains
 Heating: Electric
 Heating features:
 Broadband: up to 80Mbps
 Mobile: Vodafone - Great
 Parking: Driveway
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: No
 Public right of way: Don't Know
 Long-term flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: Lateral Living
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: Awaiting

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL

