

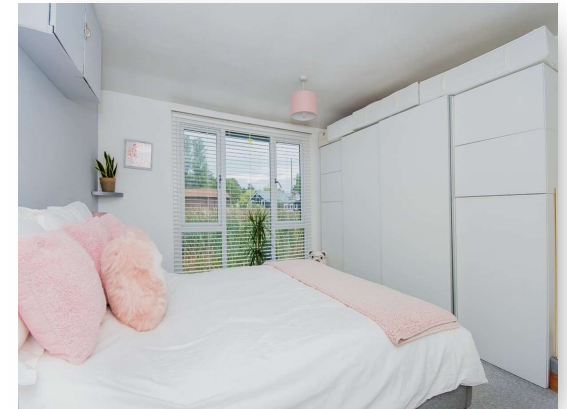


The Reservoir, Surfleet Spalding PE11 4DJ

welcome to

The Reservoir, Surfleet Spalding

****VIEWING HIGHLY ADVISED IN ORDER TO APPRECIATE THE ACCOMODATION PROVIDED**** This detached bungalow is positioned in the semi-rural location of Surfleet reservoir, with views over the River Glen.



Entrance Porch

Double glazed entrance door to the front aspect leads into the property

Carpeted flooring

Double glazed window to the side aspect.

Entrance Hall

Internal door leads into:

Tiled flooring, opening into: Kitchen

Cloakroom

Central heating boiler and WC.

Lounge

12' 11" x 12' 8" (3.94m x 3.86m)

Laminate flooring and TV point

Double sliding doors to the rear aspect.

Kitchen

12' 3" x 8' 3" (3.73m x 2.51m)

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drain, gas oven with gas hob over.

Double glazed sliding doors to the side aspect.

Conservatory

13' 7" x 9' 1" (4.14m x 2.77m)

Laminate flooring, TV point.

Double glazed windows to the front aspect.

Bedroom One

12' 8" x 12' (3.86m x 3.66m)

Carpeted flooring

Double glazed window to the rear aspect.

Bathroom

Four piece suite comprising of a bath, shower cubicle, wash hand basin and WC. Partly tiled, laminate flooring.

Exterior

Laid to lawn area, steps leading down to the property.

Rear Garden:

Laid to lawn garden with decked area.



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The Reservoir, Surfleet Spalding

- CASH BUYERS ONLY - NON-STANDARD CONSTRUCTION
- DETACHED BUNGALOW
- WELL PRESENTED THROUGHOUT
- RECENTLY RE-DECORATED BY OWNER
- CLOSE TO LOCAL AMENITIES

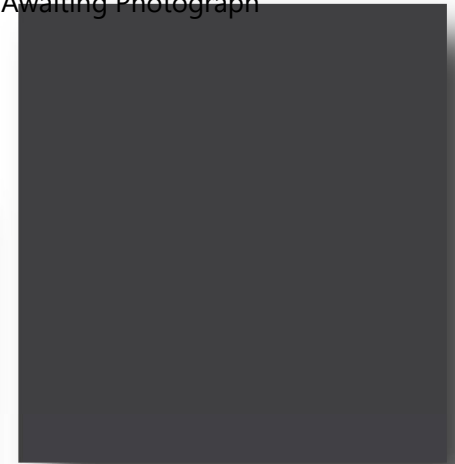
Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£125,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG110084 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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