



1 West Drove South, Gedney Hill, PE12 0PN

£235,000

Charming Bungalow with Boundless Potential in Rural Gedney Hill!

Nestled in the tranquil countryside of Gedney Hill, this delightful bungalow offers an expansive plot perfect for your dream rural retreat. With endless possibilities for customization and improvement, this gem is an ideal canvas for creating your perfect home. Internally the property requires updating but comprises entrance hall, lounge, kitchen diner, conservatory, three bedrooms and bathroom.

Externally there are a range of outbuildings including shed/workshop and garage.

Entrance Hall



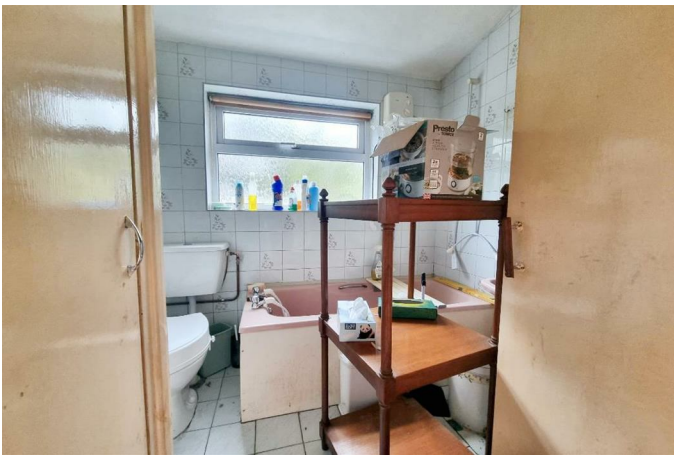
Living Room



Kitchen Diner



Bathroom



Conservatory



Bedroom Three



Bedroom One



Outside



Bedroom Two



To The Front



Garage



Rear Garden



Additional Information

PLEASE NOTE:

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

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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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.

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.

Property Postcode

For location purposes the postcode of this property is: PE12 0PN.

Verified Material Information

Tenure: Freehold
Council tax band: B
Property construction: Brick
Electricity supply: Mains - Eon
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Septic Tank - No further information available.
Heating: Oil fired central heating.
Heating features: None
Broadband: As stated by Ofcom,

Broadband type Highest available download speed
Highest available upload speed Availability
Standard 6 Mbps 0.7 Mbps Good
Superfast 47 Mbps 8 Mbps

Mobile coverage: As stated by Ofcom,

Indoor
Provider Voice Data
EE None None
Three None None
O2 None None
Vodafone None None

Outdoor
Provider Voice Data
EE Likely Likely
Three Limited Limited

O2 Likely Limited
Vodafone Limited Limited

Parking: Driveway and Single Garage. Parking for three cars.

Building safety issues: Not known

Restrictions: Not known

Public right of way: Not known

Flood risk: Zone 1 - Environment Agency

Coastal erosion risk: None

Japanese Knotweed: No

Planning permission: No

Accessibility and adaptations: None

Coalfield or mining area: No

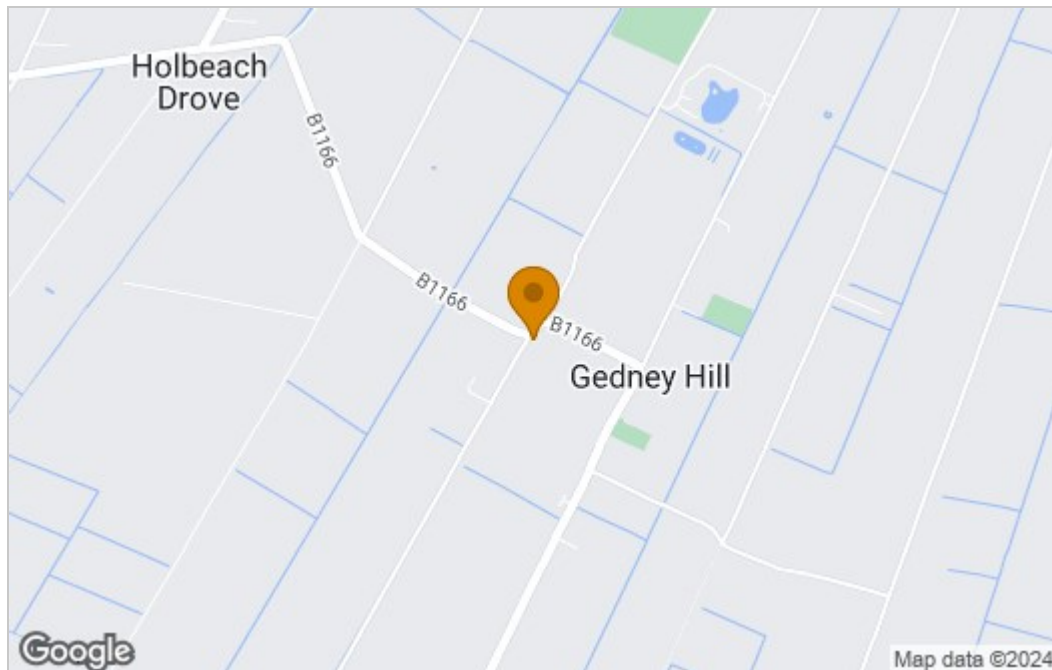
Energy Performance rating: EPC booked 13/06/24

Viewing Arrangements

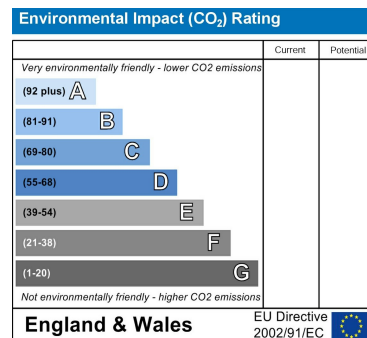
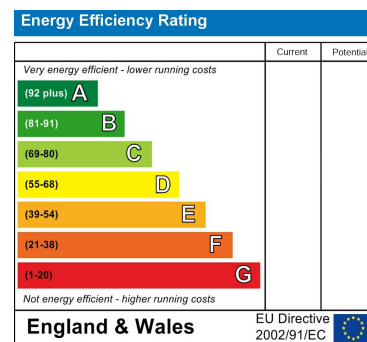
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

