



**10 High Street, Gosberton, PE11 4NW**

**£260,000**

- Three Bedroom Detached House
- Village Location
- Three Reception Rooms
- Utility Room And W.C
- Generous Front And Rear Gardens

- Brick Built Outbuildings
- Generous Off Road Parking
- No Onward Chain
- EPC: D
- Council Tax Band: C

Nestled in the heart of Gosberton, this detached property offers generous living space and a spacious garden, perfect for families seeking a peaceful village lifestyle. With three well-proportioned bedrooms, this home provides ample opportunity for customization and renovation. While the property is in need of some TLC, it boasts excellent potential to be transformed into a dream residence. Located within close proximity to local Village amenities including shops, school, recreational areas and GP Surgery to name a few, this home combines the charm of village living with convenient access to services. A fantastic opportunity for those looking to invest in a property with potential.

### Entrance Hall 14'6" x 5'10" (4.43m x 1.79)



PVCu double glazed entrance door and window to side, stairs to first floor landing with under stairs cupboard,

### Cloakroom 5'7" x 2'10" (1.71m x 0.87m)



PVCu double glazed window to rear, vinyl flooring, radiator, close coupled toilet with push button flush.

### Lounge 11'6" x 24'2" (3.51 x 7.37)



PVCu double glazed windows to front, skimmed ceiling, radiator, electric fireplace.

### Kitchen 9'8" x 17'0" (2.95 x 5.18)



PVCu double glazed windows to side and rear, coving to textured ceiling, vinyl flooring, radiator, fitted base and eye level units with roll edge work surfaces and matching upstands, space for cooker, space for fridge freezer.

### Utility Room



PVCu double glazed window to rear, fitted worktop space with stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer, wall mounted mains gas central heating boiler.

### Garden Room 11'11" x 10'5" (3.63 x 3.18)



PVCu double glazed sliding patio doors to side, coving to textured ceiling, radiator, laminate flooring, electric fireplace.

### Landing 14'7" x 2'10" (4.46m x 0.87m)



PVCu double glazed window, doors to bedrooms and bathroom.

### Bedroom One 14'0" x 11'6" (4.27 x 3.51)



PVCu double glazed window to front, textured ceiling, radiator.

**Bedroom Two 11'5" x 9'8" (3.48 x 2.95)**



PVCu double glazed window to front, textured ceiling, radiator.

**Bedroom Three 9'11" x 8'9" (3.02 x 2.67)**



PVCu double glazed window to rear, textured ceiling, radiator.

**Bathroom 5'6" x 7'11" (1.70m x 2.43m)**



PVCu double glazed window to side, vinyl flooring, radiator, wall tiling, built in airing cupboard. Fitted panel bath with shower over, close coupled toilet and pedestal wash hand basin.

**To The Front**



There is a generous gravel drive to the front of the property providing off road parking for up to three cars and a lawn area with hedge borders.

## Rear Garden



The rear garden is laid to lawn and enclosed by timber fencing with a concrete hardstanding area. There is a brick built outbuilding comprising a former solid fuel store and shed/workshop area.

## 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 firm's 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: PE11 4NW.

## Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No charge

Property construction: Brick

Electricity supply: Scottish Power

Solar Panels: No

Other electricity sources: None

Water supply: Anglian Water

Sewerage: Mains Drainage

Heating: Gas Central Heating

Heating features: None

Broadband: As stated by Ofcom, Standard and Superfast

Mobile coverage: As stated by Ofcom, Indoor - EE, O2 and Vodafone is Limited over Voice and Data.

Three is None over Voice and Data.

Parking: Off Road Parking

Building safety issues: None

Restrictions: None

Public right of way: None

Flood risk: Surface Water and Rivers and Sea - Very low

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: Please refer to SHDC planning portal for any relevant planning applications in the area.

Accessibility and adaptations: No

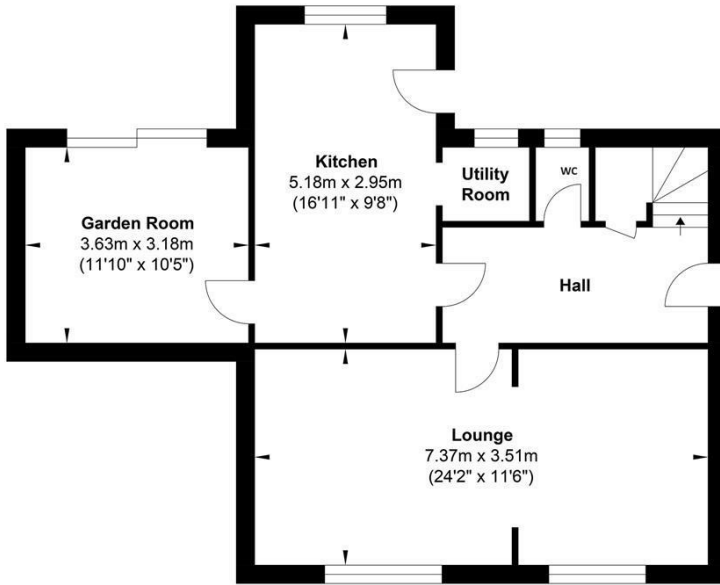
Coalfield or mining area: No

Energy Performance rating: D

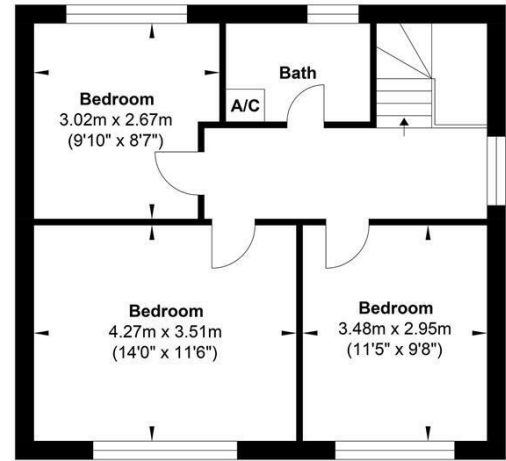
## Viewing Arrangements

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



Ground Floor



First Floor

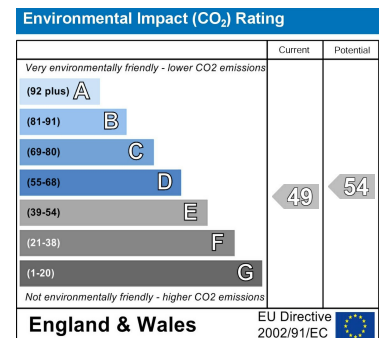
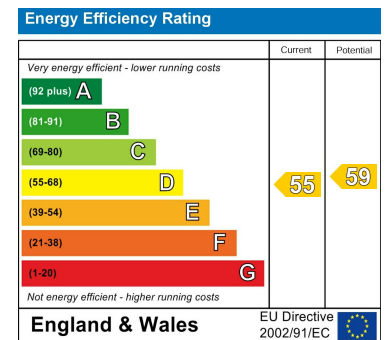
Gross Internal Floor Area : 117.86 m2 ... 1268.63 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Area Map



## Energy Efficiency Graph



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