



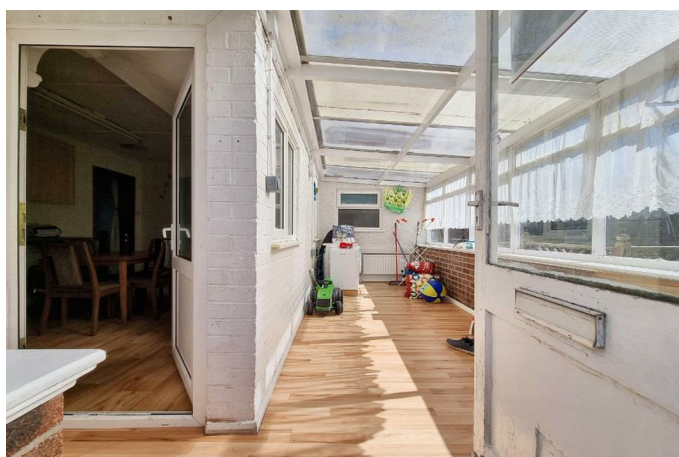
**Waveney Station Road, Sutterton, PE20 2JH**

**Offers Over £160,000**

- Two Bedroom Bungalow
- Popular Village Location
- Generous Garden
- No Onward Chain
- Lounge
- Kitchen With Dining Space
- Bathroom
- Garden Room And Utility Space
- Council Tax Band: B
- EPC: F

Charming two-bedroom bungalow in the peaceful village of Sutterton, offering great potential for personalization. The property features a spacious layout, though it would benefit from some internal updating to truly make it your own. Outside, you'll find generous gardens perfect for outdoor activities or gardening enthusiasts. Additionally, the bungalow comes with shared access to a garage located at the rear of the plot. Ideal for those looking to put their own stamp on a well-located home with plenty of outdoor space.

#### **Garden Room 10'4" x 17'1" (3.16m x 5.23m)**



Half brick and half glass construction. laminate flooring. Door to garden.

#### **Kitchen 10'7" x 16'11" (3.24m x 5.18m)**



PVCu double glazed windows to front, vinyl flooring, extractor fan, radiator, fitted base and eye level units with roll edge work surfaces, stainless steel sink and drainer with chrome mixer tap over, space and plumbing for dishwasher, four ring electric hob

with integrated oven and grill under and extractor hood over, space for fridge, space for freezer.



#### **Lounge 11'8" x 11'8" (3.57m x 3.58m)**



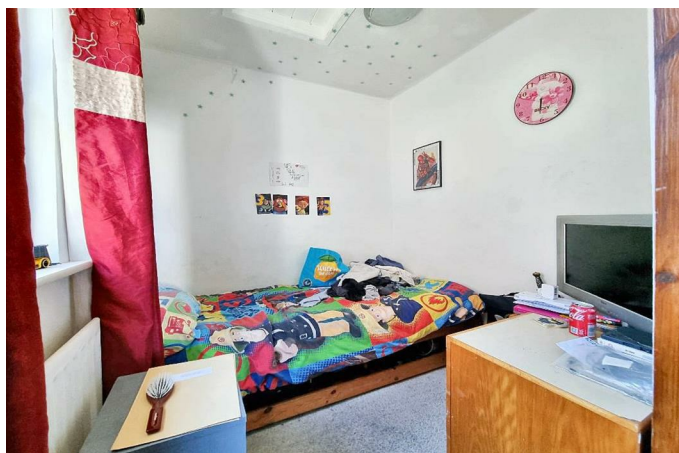
PVCu double glazed window to side, skimmed ceiling, radiator, electric fireplace.

**Bedroom One 11'5" x 10'10" (3.49m x 3.31m)**



PVCu double glazed window to side, skimmed ceiling, radiator.

**Bedroom Two 7'3" x 6'8" (2.22m x 2.04m)**



PVCu double glazed window to rear, skimmed ceiling with loft access, radiator.

**Bathroom 6'6" x 6'10" (1.99m x 2.09m)**



Window to side, vinyl flooring. Fitted panel bath with chrome taps over, pedestal wash hand basin with chrome taps over and close coupled toilet,

**Outside**



There is a front garden enclosed by mature hedging and a concrete footpath leading to the rear garden. There is a generous lawn to the rear with timber built store and deck area. Gated access with a right of way leads to a second garden area with prefabricated garage.



### 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: PE20 2JH.

### Verified Material Information

Tenure:

Council tax band:

Annual charge:

Property construction:

Electricity supply:

Solar Panels:

Other electricity sources:

Water supply:

Sewerage:

Heating:

Heating features:

Broadband: As stated by Ofcom,

Mobile coverage: As stated by Ofcom,

Parking: Driveway and Single Garge

Building safety issues:

Restrictions:

Public right of way:

Flood risk:

Coastal erosion risk:

Japanese Knotweed:

Planning permission:

Accessibility and adaptations:

Coalfield or mining area:

Energy Performance rating:

### 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

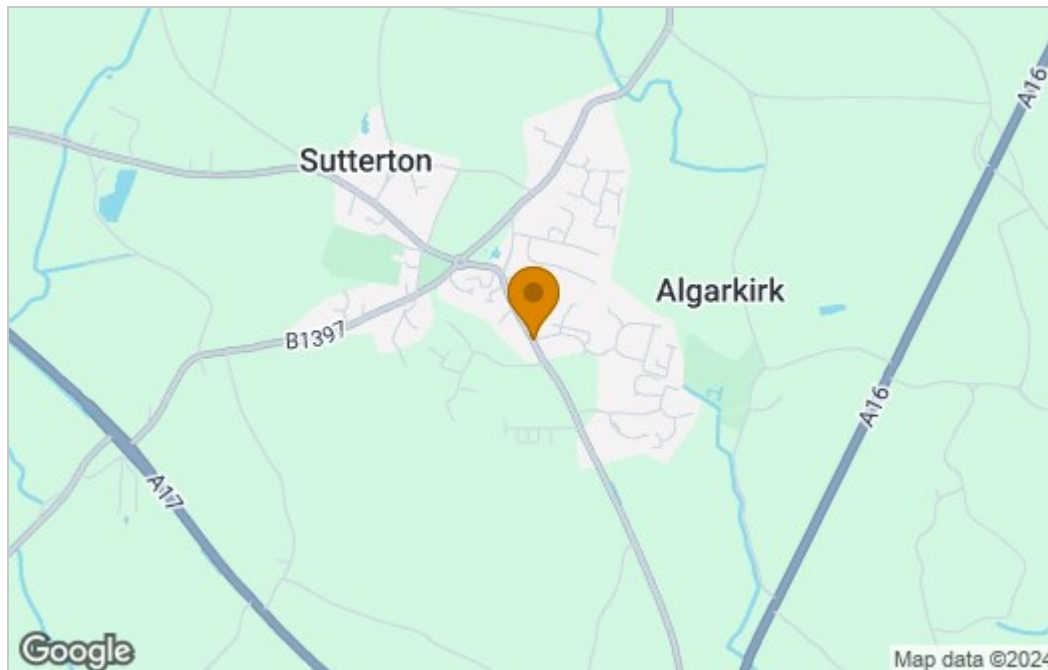
Ground Floor

Approx. 79.9 sq. metres (859.9 sq. feet)

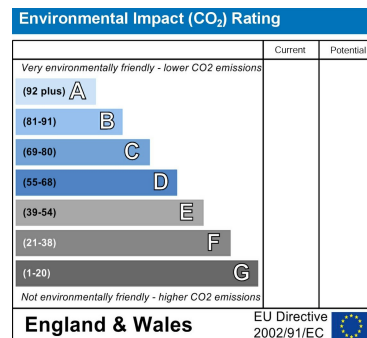
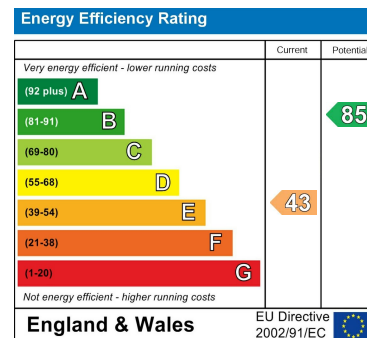


Total area: approx. 79.9 sq. metres (859.9 sq. feet)

Area Map



Energy Efficiency Graph



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