



## 29 Salem Street, Gosberton, PE11 4NQ

**£125,000**

- Charming two-bedroom cottage in the heart of Gosberton
- Beautiful blend of character and modern living
- Stylish, recently updated kitchen and bathroom
- Lovely rear garden, perfect for relaxing and entertaining
- Picturesque village location with local amenities nearby
- Ideal for first-time buyers, downsizers, or investors

Nestled in the heart of Gosberton, this delightful two-bedroom cottage is full of character while offering modern comforts. The beautifully updated kitchen and stylish shower room blend seamlessly with the home's charming features. Outside, a lovely rear garden provides the perfect space to relax and unwind. A wonderful opportunity for those seeking a cosy yet contemporary home in a picturesque village setting.

**Lounge 12'0" x 10'11" (3.68m x 3.35m)**



Double glazed window to front. Wood effect door to front. Feature open fireplace. Wall mounted electric heater.



**Kitchen 11'10" x 6'11" (3.61m x 2.11m)**



Double glazed window to side. Fitted kitchen comprising of base units with worksurfaces over. Sink unit with drainer and mixer tap over. Electric oven with electric hob. Space for fridge/freezer. Wall mounted electric heater. Stairs to first floor. Wood effect flooring.



**Utility Room 4'11" x 4'5" (1.52m x 1.35)**



UPVC window to rear. UPVC door to side. Space for washing machine. Space for dishwasher. Wood effect flooring.

**Bathroom 7'1" m x 4'5" (2.16 m x 1.35)**



UPVC window to rear. Shower cubicle with electric shower over. Fully tiled walls. Extractor fan. Wall mounted chrome heater towel rail. Toilet. Wash hand basin. Tiled floor.



**Bedroom 1 10'11" x 9'6" (3.33m x 2.90m)**



UPVC window to front. Fitted double wardrobes. Wood effect flooring. Wall mounted electric heater.

**Bedroom 2 9'3" x 6'11" (2.84m x 2.13m)**



UPVC window to rear. Fitted wardrobes. Wall mounted electric heater.

## Outside



Side gated access leading to the rear garden. Enclosed by timber fencing. Gravel areas with borders and shrubs. Timber shed.



## Property Postcode

For location purposes the postcode of this property is: PE11 4NQ

## Additional Information

PLEASE NOTE:

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

## Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Electric heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is None over Voice and Data. O2 is Limited over Voice and Data.

Vodafone is Limited over Voice but None over Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: On street parking

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D59

## 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.

## 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.

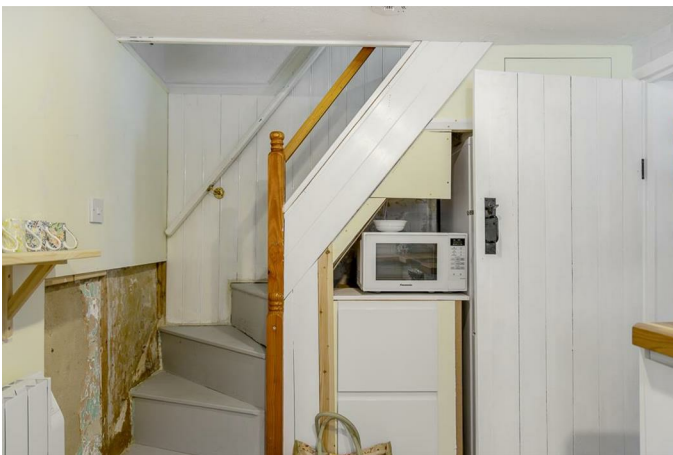
### Ark Property Centre

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.

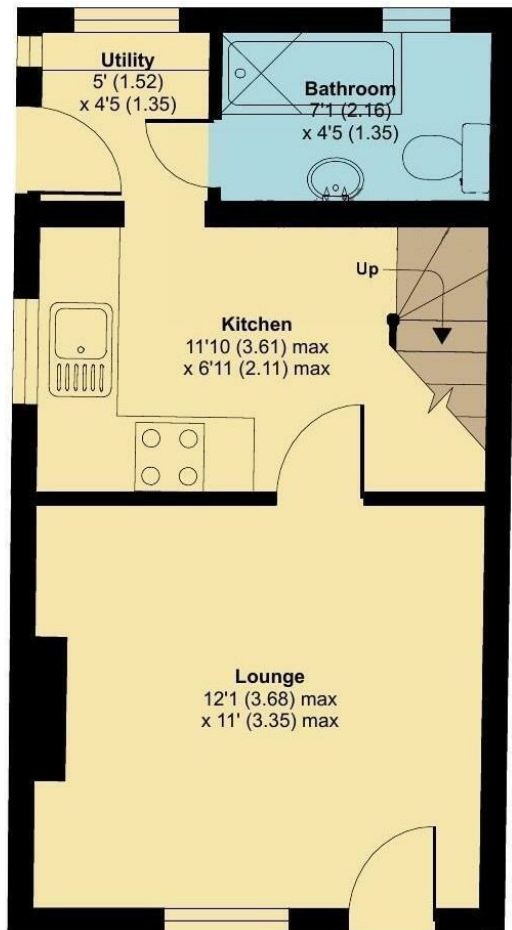
### Disclaimer

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.

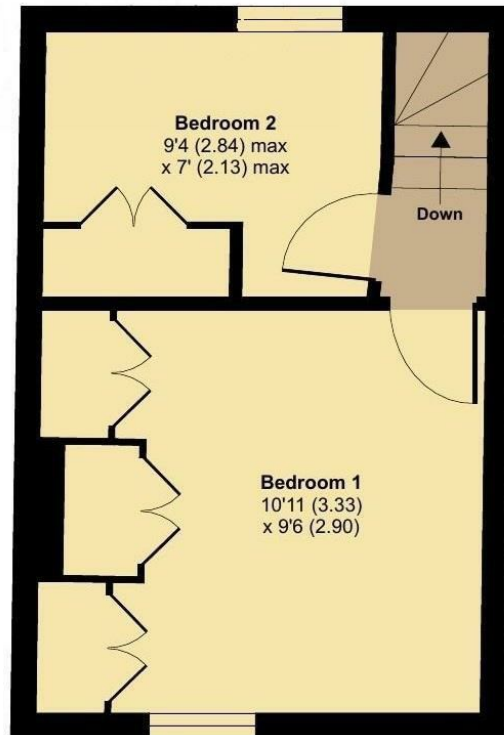




## Floor Plan



GROUND FLOOR

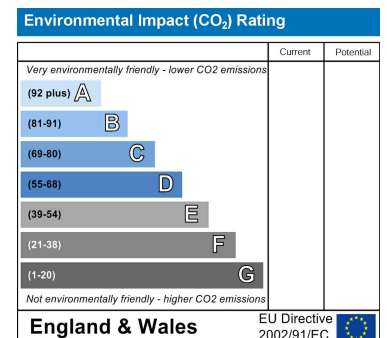
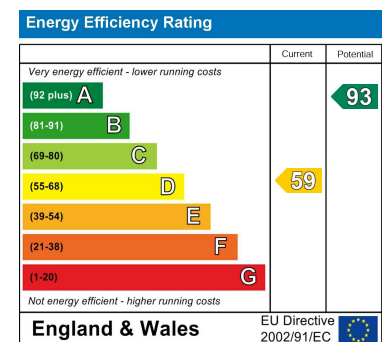


FIRST FLOOR

## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

