



34 The Reservoir, Surfleet, PE11 4DJ

£160,000

- Idyllic waterside location overlooking Surfleet Reservoir, offering stunning views and a peaceful setting.
- Well-maintained two-bedroom chalet
- Recently elevated in line with Environment Agency guidelines for added security and longevity.
- Bright and welcoming interior, featuring a lounge, kitchen, two bedrooms, and a shower room.
- Fantastic outdoor space with landing stage, including a front garden with a raised deck and a private rear patio
- Additional features, such as a useful workshop and a convenient gardener's toilet.
- The property can be sold fully furnished
- No chain

Charming Waterside Chalet on Surfleet Reservoir.

Nestled in a picturesque setting overlooking Surfleet Reservoir, this well-maintained two-bedroom chalet offers a perfect blend of comfort and tranquillity. The property has been carefully looked after by the current owner, including a recent elevation in accordance with Environment Agency guidelines for added peace of mind.

Inside, the chalet features a bright and welcoming lounge, a kitchen, two comfortable bedrooms, and a shower room. Large windows allow plenty of natural light and offer scenic views of the surrounding area.

Externally, the property boasts a delightful front garden with a raised deck, providing an ideal space to relax and take in the stunning reservoir views. To the rear, a private patio area offers additional outdoor space, complete with a useful workshop and a convenient gardener's toilet.

Perfect as a peaceful retreat or a charming home, this unique property offers a rare opportunity to enjoy waterside living in a serene and sought-after location.

Lounge/Dining Room 8'11" x 15'9" (2.74m x 4.81m)



UPVC windows to front. UPVC door to front. Vinyl flooring. Ceiling fan. Two Lpg wall heaters. Wall lights.



Kitchen 8'11" x 7'0" (2.74m x 2.15m)



UPVC window to front and side. UPVC door to side. Stainless steel sink unit with drainer and mixer tap over. Partly tiled walls. Matching range of base and eye level units. Space for free standing cooker. Space for free standing under counter fridge/freezer. Extractor fan. Vinyl flooring.



Bedroom 1 9'0" x 8'11" (2.75m x 2.74m)



UPVC window to side. Ceiling fan. Vinyl flooring. Lpg wall heater. Wall lights.

Bedroom 2 9'0" x 8'11" (2.75m x 2.74m)



UPVC window to side. Ceiling fan. Vinyl flooring. Lpg wall heater. Wall lights.

Shower Room 4'6" x 4'5" (1.39m x 1.37m)



UPVC window to rear. Vinyl flooring. Shower cubicle with electric shower over and glass folding door. Wash hand basin set in vanity unit. Toilet. Extractor fan.



Inner Hallway

Storage cupboard. Vinyl flooring.

Storage 9'8" x 9'9" (2.96m x 2.99m)



Breezeblock built and panelled storage shed with corrugated roof.

Outside



Front: Timber decking leading with steps down to the river bank and mooring area.

Rear: Enclosed by fencing. Patio area. Raised planter area and steps leading up to parking. Landing stage to front of the property, perfect for mooring a boat



Property Postcode

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

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: Timber frame, timber cladded. Steel roof and concrete foundation.

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic Tank

Heating: LPG Heating

Heating features: No

Broadband: As stated by Ofcom, Standard is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is None over Voice and Data. Three is None over Voice and Data. O2 is None over Voice and Data. Vodafone is None over Voice and 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: Driveway space for 2 vehicles

Building safety issues: No

Restrictions: No

Public right of way: Residents foot path to front.
Flood risk: Surface water - very low. Rivers and the sea - high. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area. Property raised in 2006 to mitigate flooding as per Environment Agency.

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: F32

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

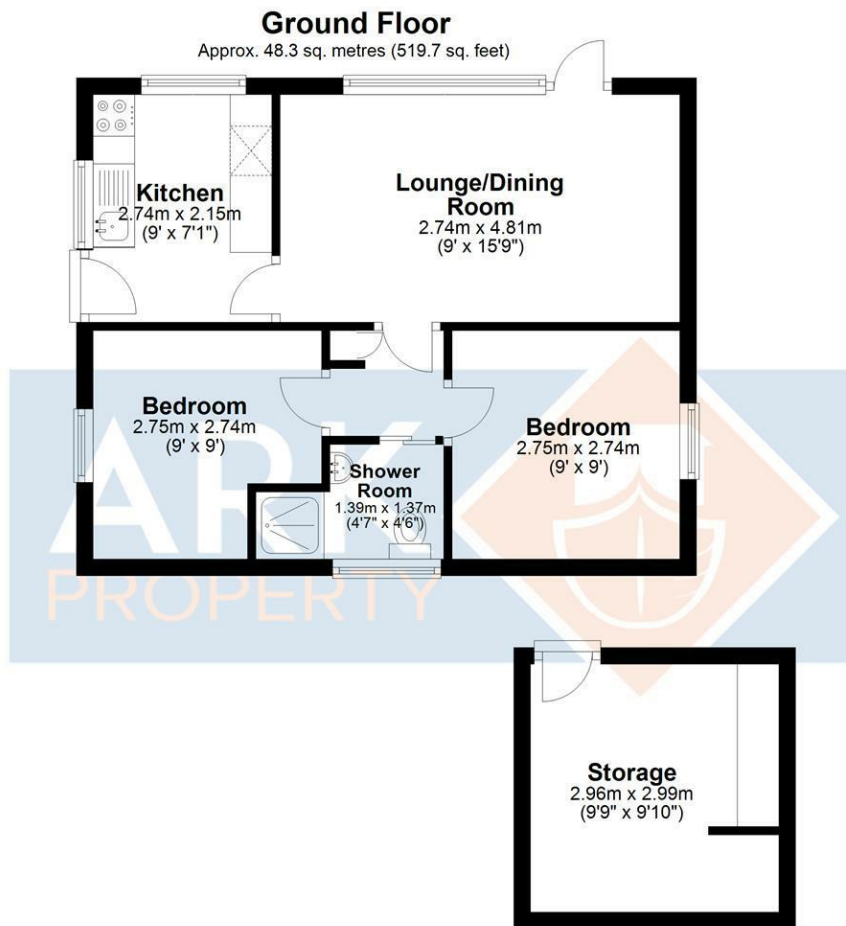
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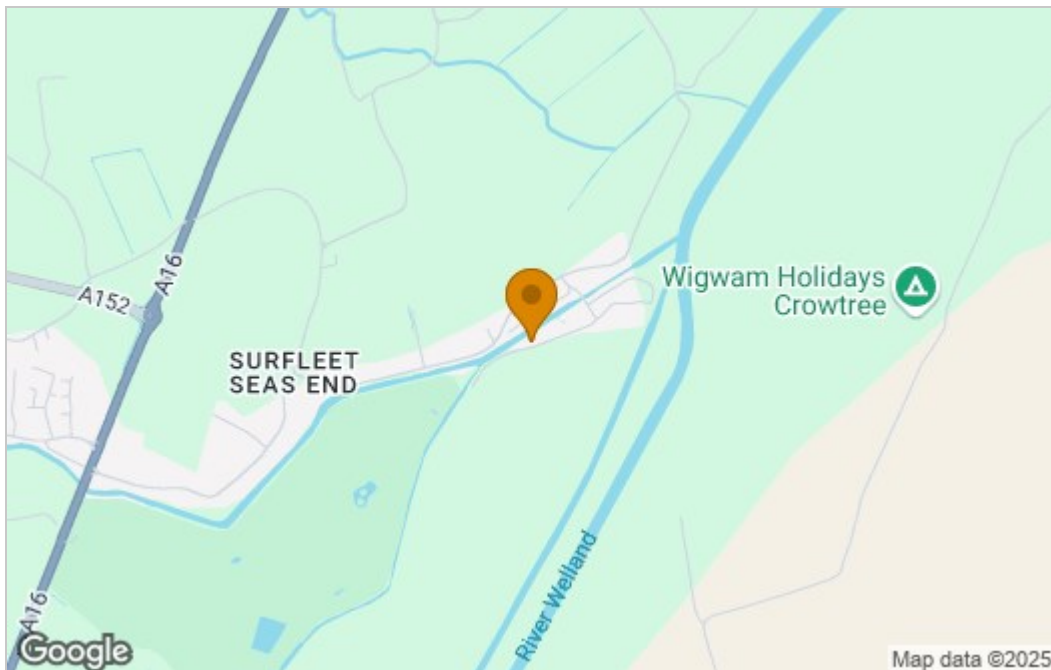
Floor Plan



Total area: approx. 48.3 sq. metres (519.7 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



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Energy Efficiency Graph

