



## 83 Backgate, Cowbit, PE12 6AP

**£199,000**

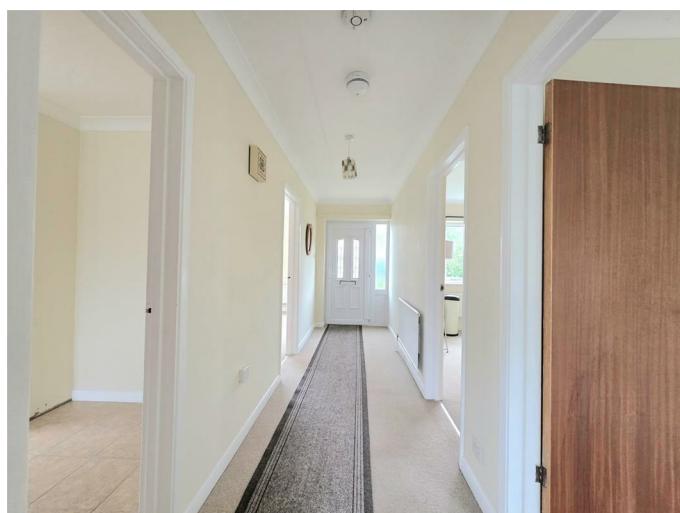
- Two-bedroom detached bungalow
- Located in the popular village of Cowbit
- Entrance hall, lounge and kitchen dining room
- Two double bedrooms and shower room
- Off-road parking and enclosed rear garden

- Mains gas central heating
- Mains drainage
- Vacant property offered with no onward chain
- Viewing Essential

A well-proportioned two-bedroom detached bungalow, situated within the popular village of Cowbit. The accommodation comprises an entrance hall, lounge, kitchen dining room, two double bedrooms and a shower room, offering comfortable single-storey living.

Externally, the property benefits from off-road parking to the front and an enclosed rear garden, ideal for relaxing or entertaining. The bungalow is currently vacant and is offered for sale with no onward chain, making it an excellent opportunity for a smooth and straightforward purchase.

**Entrance Hall 15'5" x 4'11" (4.70m x 1.52m)**



PVC double glazed door to front. Radiator. Doors leading to bedrooms, bathroom, lounge and kitchen/diner.

**Lounge 13'10" x 14'11" (4.24m x 4.55m)**



PVC double glazed window to front. Feature fireplace with surround. Radiator.



**Kitchen 15'7" x 6'6" (4.77m x 2.00m)**



PVC double glazed window to rear. Matching base and eye level units with work surfaces over. Sink unit with tiles splash backs. Space for free standing fridge freezer. Space for free standing cooker. Radiator. Tiled flooring.



**Pantry**

With shelving.

**Rear Porch**

PVC double glazed window to rear and door to side leading to garden. Tiled flooring.

**Bedroom 1 11'10" x 11'8" (3.63m x 3.56m)**



PVC double glazed window to rear. Radiator.



**Bedroom 2 11'10" x 11'8" (3.63m x 3.56m)**



PVC double glazed window to front. Radiator.



#### Bathroom 8'5" x 8'0" (2.57m x 2.44m)



PVC double glazed window to rear. Four piece bathroom suite comprising panelled bath. Shower cubicle with glass door and shower unit. Toilet. Wash hand basin. Partially tiled walls. Tiled flooring. Radiator.

#### Outside



The front of the property has a gravelled driveway. Lawn area. Established trees and bushes. Side gated access to rear garden. The rear garden is enclosed by timber fencing and hedging. Laid to lawn.



#### Property Postcode

For location purposes the postcode of this property is: PE12 6AP

#### Additional Information

PLEASE NOTE:

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

#### Additional Information

PLEASE NOTE:

Planning permission has been granted for an extension to the bungalow under planning reference H01-0779-24.

## Verified Material Information

Tenure: Freehold  
 Council tax band: B  
 Annual charge: No  
 Property construction: Brick built  
 Electricity supply: Yes  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Anglian Water  
 Sewerage: Mains  
 Heating: Gas central heating and 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 Likely over Voice and Data. Vodafone is Likely over Voice and Data.  
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Parking: Driveway  
 Building safety issues: No  
 Restrictions: No  
 Public right of way: Shared driveway with the property to the rear.  
 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: Planning - change lounge to a 3rd bedroom with ensuite, lounge dinner at the back of the bungalow, and planning has been granted.  
 Accessibility and adaptations: No  
 Coalfield or mining area: No  
 Energy Performance rating: D63

## 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

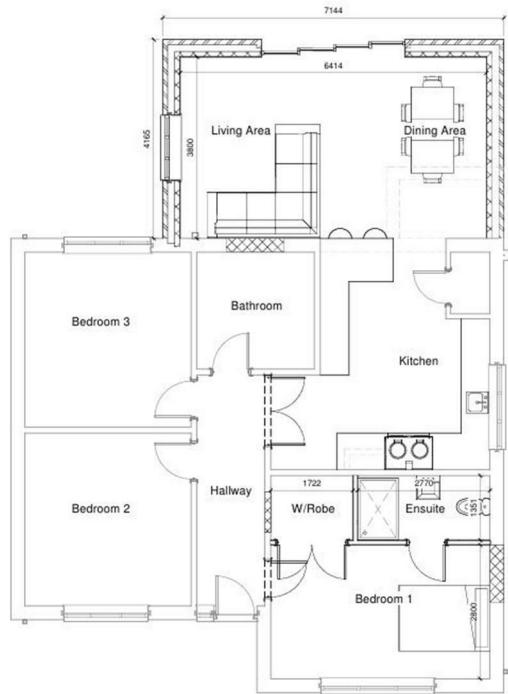
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.





Proposed Ground Floor Plan  
1 : 50

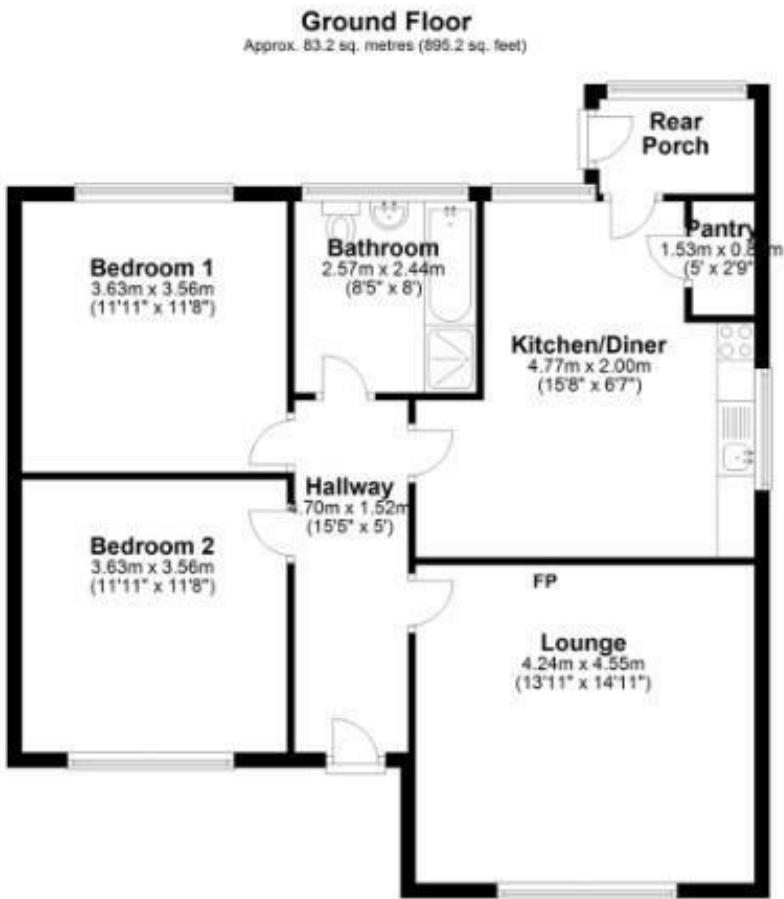


Front 3D View



Rear Side 3D View

## Floor Plan



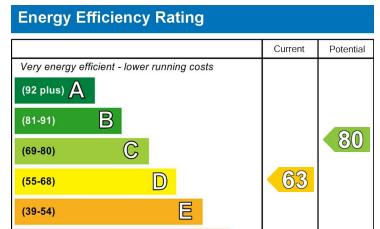
Total area: approx. 83.2 sq. metres (895.2 sq. feet)

83 backgate

## Area Map



## Energy Efficiency Graph



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