



**79-81 High Street, Gosberton, PE11 4NJ**

**£175,000**

- Prime central location in the heart of Gosberton
- Former cottages converted into two self-contained flats
- Proven investment property with strong rental history
- Two bedrooms, living room, kitchen and bathroom to each flat
- Enclosed private garden to the ground floor flat
- Ideal addition to an investor's portfolio

An excellent investment opportunity in the heart of Gosberton, this charming former cottage has been thoughtfully converted into two well-proportioned flats and has provided a successful rental return for a number of years.

The property comprises a ground floor flat and a first floor flat, each offering two bedrooms, a comfortable living room, fitted kitchen and bathroom. The ground floor flat further benefits from an enclosed private garden, adding valuable outdoor space for tenants.

Well located within the centre of the village and close to local amenities, this versatile property would make an ideal addition to any investor's portfolio.

### **Flat 1, 79 High Street**

Two bedroom ground floor flat.

### **Entrance hall 14'0" x 21'2" (4.29m x 6.46m)**

PVCu double glazed entrance door. Doors to living room, bedrooms, bathroom and kitchen.

### **Living room**



PVCu double glazed window to front, electric storage heater.

### **Kitchen**



Fitted with a matching range of base and eye level units with roll edge worktop. Stainless steel sink and drainer.

### **Bedroom 1**



PVCu double glazed window.

## Bedroom 2



PVCu double glazed window.

## Bathroom 7'0" x 5'10" (2.15m x 1.79m)



Fitted with a three piece suite comprising panel bath, close coupled toilet and pedestal wash hand basin. PVCu double glazed window.

## Outside



There is a low maintenance rear garden which is enclosed by timber fence and brick wall.

## Flat 2, 81 High Street

Two bedroom first floor flat

## Entrance 5'8" x 5'2" (1.75m x 1.59m)

PVCu double glazed entrance door.

## Hallway 11'8" x 0'0", 298'6" (3.56m x 0,91m)



Doors to living room, kitchen, bathroom and bedrooms. Electric storage heater.

## Living room 9'2" x 13'6" (2.80m x 4.13m)



PVCu double glazed window to front.

**Kitchen 8'6" x 11'8" (2.61m x 3.58m)**

Fitted with a matching range of base and eye level units.

**Bedroom 1 11'5" x 7'0" (3.49m x 2.15m)****Bedroom 2 10'6" x 11'1" (3.21m x 3.40m)****Bathroom 7'8" x 5'8" (2.35m x 1.73m)**

Fitted with a three piece suite comprising panel bath, close coupled toilet and pedestal wash hand basin.

**Property Postcode**

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

Council Tax band: A

**Additional Information**

Freehold with vacant possession on completion.

Please note: The most recent rents received for the property were £675 per month for the first floor flat and £605 per month for the ground floor flat.

PLEASE NOTE:

EPC Rating : E

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

**Anti-money Laundering (AML) Checks**

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

**Verified Material Information**

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

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 Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data.

Vodafone is Limited 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: No parking available.

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. 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: E54

### **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.

### **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.

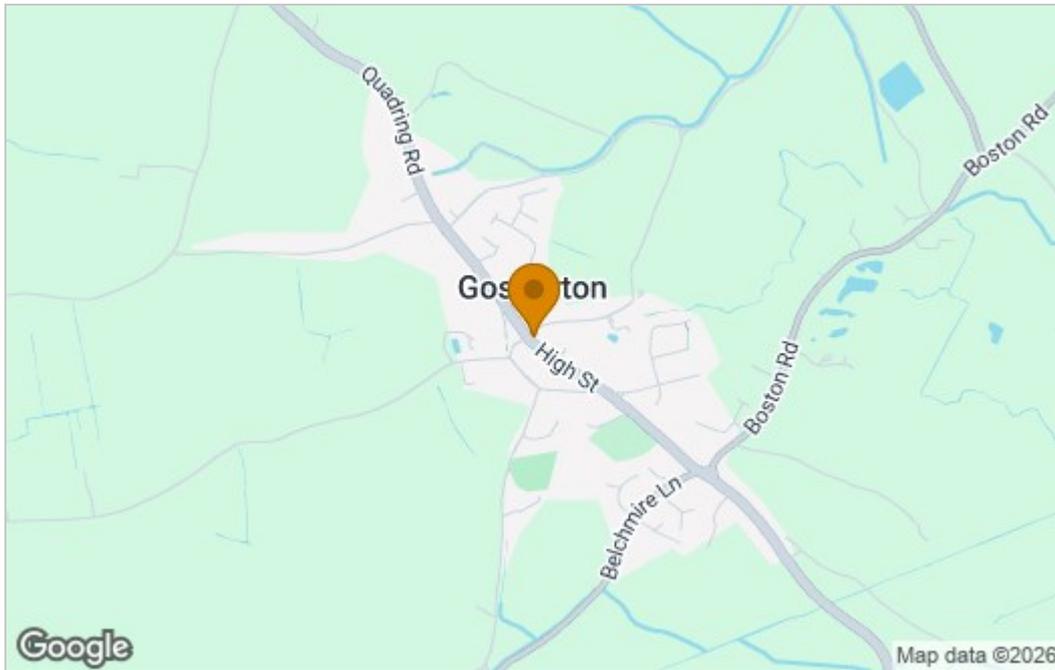
### **Ark Property Centre**

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.

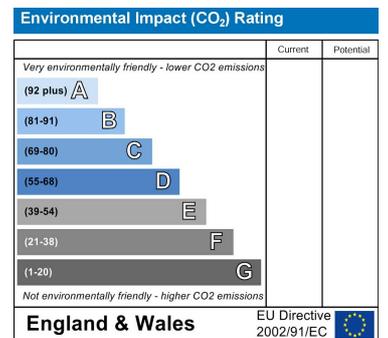
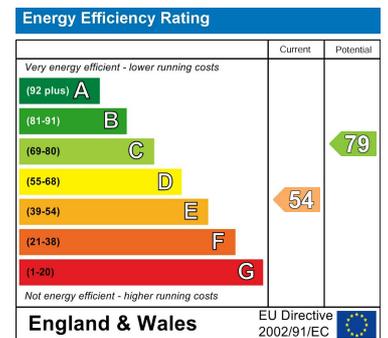
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Floor Plan

Area Map



Energy Efficiency Graph



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