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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



82 North Road, Gedney Hill PE12 0NS

GUIDE PRICE - £165,000 Freehold

- Renovation Project
- Cash Buyers/Investors
- Detached 3 Bedroom Bungalow
- Generous Sized Gardens
- Sheds, Summerhouse/Work from Home Office

Cash buyers/investors are invited to inspect this detached bungalow offering great potential which has not been properly occupied for a number of years. The property has generous sized gardens, 2 driveways, assorted sheds and work from home office/summer house. Full renovation is required. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

**ACCOMMODATION**

Usual access is gained through the part obscure glazed UPVC side entrance door to:

KITCHEN

8' 10" x 7' 3" (2.71m x 2.23m) Basic range of units, single drainer sink unit, side and rear windows, Wallstar oil central heating boiler (not tested), doorway into:

BREAKFAST ROOM

9' 10" x 5' 8" (3.02m x 1.75m) UPVC side window, radiator, Airing Cupboard housing the hot water cylinder, multi pane glazed double doors opening into:

LOUNGE

15' 8" x 9' 10" (4.80m x 3.01m) Dual aspect with windows to the front and side elevations, fireplace with open grate, radiator, significant damage to the ceiling.

From the Breakfast Room open access into:

INNER HALLWAY

17' 0" x 3' 6" (5.19m x 1.09m) maximum Fuse box, doors arranged off to:



BATHROOM

8' 2" x 6' 1" (2.49m x 1.86m) Bath, hand basin and WC, obscure glazed window, radiator.

BEDROOM 2

15' 8" x 8' 3" (4.79m x 2.54m) narrowing to 6' 5" (1.97m), UPVC French doors to the rear elevation, small side window, 2 radiators.

BEDROOM 3

7' 2" x 8' 0" (2.20m x 2.44m) UPVC rear window, radiator, loft hatch.

From the Inner Hallway direct access into:

FRONT HALLWAY

10' 5" x 4' 1" (3.20m x 1.26m) Radiator, door into Lounge, glazed UPVC door to front entrance porch with external entrance door and radiator.

BEDROOM 1

11' 0" x 10' 0" (3.36m x 3.06m) plus 8' 1" x 4' 9" (2.47m x 1.45m), UPVC front window, 2 radiators.

GENERAL INFORMATION

As can be seen from some of the photographs, the property has various issues with significant damp and mould problems and is likely to require a full rewire, replumb, new central heating system along with various other works to enhance the living accommodation. This list is by no means exhaustive and buyers are requested to make a full inspection along with seeking any advice from various specialists/surveyors etc prior to submitting offers. Depending on interest levels shown, we may well seek best and final offers by date certain and all parties will be kept fully involved of the process.

EXTERIOR

Gravelled driveway with back to back parking for 2 cars, low capped bricked wall to the front boundary, raised lawned garden, second gravelled driveway continuing down the left hand side of the property with back to back parking for 3 to 4 cars and access to:

GARAGE

18' 0" x 7' 10" (5.5m x 2.4m) overall Partly of brick construction with concrete floor, twin entrance doors.

Access is gained via a makeshift doorways to either side of the property each continuing round to the rear where there is initially a paved courtyard area, old style oil storage tank sat on brick pillars and access into:

CORRUGATED WORKSHOP/STORE

27' 6" x 28' 6" (8.4m x 8.7m) Concrete floor, twin end entrance doors, side entrance door, basic wooden frame, clad in corrugated metal to the sides and roof.

Continuing past this building there is a trellised arch with access into:

REAR GARDEN

Shaped lawn, shed, some fencing to the side and rear boundaries and:

POTENTIAL WORK FROM HOME OFFICE/SUMMERHOUSE

16' 4" x 11' 9" (5.00m x 3.6m) approx Weatherboard and glass construction.

DIRECTIONS

From Spalding southwards along the A16 Peterborough continuing for 9 miles to Crowland. Turn left on to the B1165 signposted Sutton St James and Wisbech. Proceed through Shepeau Stow on to Holbeach Drove exit the road to the right opposite the petrol station/stores and continue into Gedney Hill. In the centre of the village turn left into North Road past the primary school and the property is situated on the right hand side.

AMENITIES

Gedney Hill has a village stores, primary school, golf course etc with easy onwards access to Spalding and Peterborough.



GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE

Freehold

SERVICES

To be confirmed

COUNCIL TAX BAND

Band A

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: S11209

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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Produced: 27 April 2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		