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34 Wargate Way, Gosberton PE11 4HE

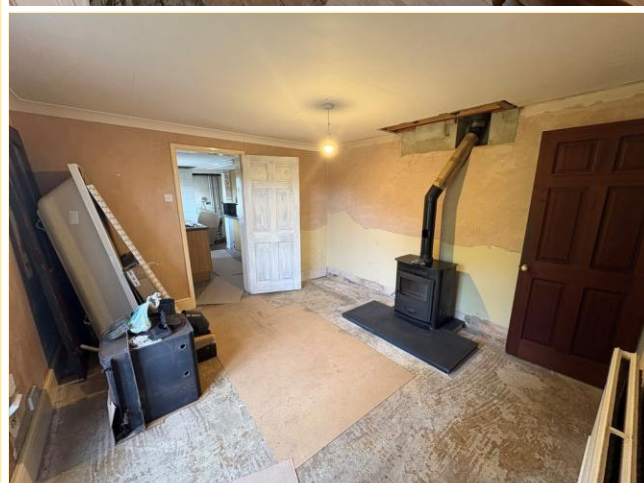
£130,000 Freehold

- Edwardian Semi-Detached House
- Village Location
- Off-Road Parking and Gardens
- Some Double Glazing
- Incomplete Project - Cash Buyers Only

Edwardian semi-detached house in pleasant non-estate village location with 2 bedrooms and 2 reception rooms. Garden and driveway. Partly renovated - not completed but attractively priced as an investment project.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION Side entrance door opening into:

ENTRANCE LOBBY Staircase off, door to:

SITTING ROOM 11' 11" x 11' 3" (3.64m x 3.45m)

Hamlet multi fuel stove, dual aspect with UPVC windows to the front and side elevations.

DINING ROOM 11' 3" x 12' 2" (3.44m x 3.71m) Log burner with back boiler (not fitted), UPVC window to the side elevation, understairs cupboard.

KITCHEN 10' 8" x 6' 9" (3.26m x 2.08m) Range of base cupboards and drawers, eye level wall cupboards, freestanding cooker, plumbing and space for washing machine, single glazed side window, sink unit, further appliances space, door to:



BOILER ROOM 4' 11" x 3' 6" (1.52m x 1.07m) Gas central heating boiler (not connected).

From the Entrance Lobby staircase rises to:

FIRST FLOOR LANDING Access to loft space, doors arranged off to:

BEDROOM 1 11' 3" x 12' 0" (3.43m x 3.66m) Dual aspect with UPVC windows to the front and side elevations, over stairs store cupboard.

BEDROOM 2 12' 2" x 8' 2" (3.71m x 2.49m) UPVC window to the side elevation.

BATHROOM 10' 0" x 6' 10" (3.06m x 2.09m) Low level WC and wash hand basin. The bathroom is not completed and does require completion by an incoming buyer.

EXTERIOR Wrought iron railings to the frontage, off-road parking, gated access to:

TRIANGULAR SHAPED GARDEN Small lawn, stepping stone pathway, patio area and views of the neighbouring grave yard.

DIRECTIONS From Spalding proceed in a northerly direction to Gosberton, turn at the High Street, left into Salem Street, left into Wargate Way and the property is situated on the left hand side just after the Chapel.

AMENITIES The property enjoys open views of farmland and is within walking distance of the centre of the village which has a modern doctors surgery, dental practice, Co-Op supermarket, butchers shop, primary school, Church etc. Spalding is 6 miles distant offering a full range of facilities.



Awaiting Floorplan

Awaiting EPC

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11960

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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