

LONG SUTTON

A split level 2 bedroom detached bungalow, located near the quayside on the River Nene and the new Marina. Tastefully decorated throughout, offering a good size living/diner, contemporary kitchen, bathroom and 2 bedrooms. Benefiting from private allocated secure parking and communal gardens. The property is leasehold with 999 year lease commencing in 1987.

This interesting early Victorian property was the general office associated with the adjoining Granary. The bungalow is also close to a range of shops and facilities (including the Co-op Supermarket). Sutton Bridge is a large village and other amenities include a modern Health Centre, Sub Post Office, Pharmacy, Pubs, Clubs and Restaurants, Golf Course, etc. There are bus stops nearby for a regular service to King's Lynn (about 10 miles) which is an interesting river port and ancient Market Town with onward national coach and rail services.

The unspoilt North Norfolk coast is within an hours driving.

17 Garners Wharf West Bank, Sutton Bridge, Lincolnshire, PE12 9TW



Offers in the region of £119,995 Leasehold



Entrance Hall

5'8" x 3'6" (1.75m x 1.08m)

Part panelled and part double glazed UPVC door and side frame to the exterior. Radiator (NB All the radiators have thermostatic valves). Seven steps up to the living room, kitchen and bedroom 2

Living/Dining Room

16'5" x 15'4" (5.01m x 4.68m)

UPVC Double glazed windows to front and side - double aspect. Hard wood surround to a feature electric fire. Double radiator. Power points. TV aerial socket. Room thermostat. Wall cabinets and display shelving. A feature of this charming room which is light and airy, is the high ceiling and central chandelier.

Kitchen

10'5" x 7'0" (3.20m x 2.14m)

UPVC double glazed window to side. Range of wall and base units with work tops over. Stainless steel inset bowl. Panel for the electric cooker with a power point plus 2 double power points. Modern spot light unit to the ceiling. Wood laminate floor. The following domestic appliances will be left. Canon double oven/grill with a four ring ceramic hob over. Electrolux fridge/freezer. Hotpoint washing machine. Slim-line Smeg dishwasher. The wall mounted Worcester boiler (for central heating and domestic hot water) installed in 2007 is located in one of the wall cabinets.

Bedroom 2

11'1" x 7'9" (3.40m x 2.38m)

UPVC double glazed window to front and side - double aspect. Radiator. Power point. Wood laminate floor. Trap door to the roof space.

THE FOLLOWING ACCOMMODATION IS LOCATED ON THE LOWER GROUND FLOOR.

Bedroom 1

11'11" x 8'9" (3.65m x 2.68m)

2 x UPVC double glazed windows to side. Radiator., Power points.

Bathroom

UPVC double glazed window to side. Neat white suite. Comprising of a panelled bath. Vanity hand basin & WC. Mixer taps to the bath and bath fitted with a shower unit. Shower screen. Radiator. Half tiled walls.

Outside

Immediately adjacent to the rear door is a paved area and pergola. The occupant of No. 17 Garners Wharf and the occupant of No. 1 share the area to provide colourful planters and separate sitting out areas. Adjacent to the paved area are 2 parking spaces for the exclusive use of the occupants of No. 17 Garners Wharf. The large tarmac residents park car is approached via an electric gate to make it a very secure setting. The electric gate is operated by a key fob and a button panel on the gate. Also within the enclosed outside area of Garners Wharf is a communal garden space and sitting out area for the sole use of the residents. Enclosed bin store. Outside tap adjacent to the reserved parking spaces. Small area for outside storage. Within the residents park car are three spaces reserved for visitors.

General Notes

The purchaser will become a member of the Garners Wharf Management Company which owns the Freehold of the bungalow and adjoining converted Granary (16 flats). The Management Company has responsibility for the maintenance and general repair of the building and outside areas. The maintenance charge is payable every six months, and for the current year is thought to be £900.00 per annum to include the ground rent.

Maintenance services include regular attention to the car park and garden areas, general upkeep of the exterior of the building to include painting of all exterior woodwork, repairs and maintenance of the walls, roof, guttering, drains, pipes, windows, doors and common parts. The Management Company has just replaced the front door at No. 17. The annual maintenance charge also includes a contribution towards the building insurance premium so you only need to insure your contents. In short, the management company takes care of many aspects, relating to the repair and maintenance of the structure of the property.

The buildings and exterior areas are maintained to a high standard by the Management Company. THE BUNGALOW IS HELD ON A 999 YEAR LEASE COMMENCING 1987.

NO SATELLITE DISHES ALLOWED. PETS MUST HAVE THE PRIOR APPROVAL OF THE MANAGEMENT COMPANY.

Council Tax

Council Tax Band 'B'. Please contact South Holland District Council for details of the Council Tax. (Tel: 01775 761161) and Anglian Water for details of the Water Rates (Tel: Freephone 08457 145145).

Energy Performance Certificate

EPC RATING: Band D. If you would like to view the full EPC then please enquire at our Long Sutton Office.

Services

All Main Supply Services are understood to be installed but purchasers should make their own enquiries of the relevant Authorities.

Directions

In the middle of Sutton Bridge, with the Church on your right hand side head towards the river (ie. East towards King's Lynn). Immediately before the roundabout just in front of the old Victorian Swing Bridge, turn left then immediately bear right to go around the right hand side of the Bridge Hotel. Continue for a short distance along the west bank of the river and take the first left at the back of the Bridge Hotel into Wharf Street. Park and go to the front of the property where a member of staff will meet you by prior appointment.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.