

LONG SUTTON

Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course, and a newly constructed Marina on the nearby tidal River Nene. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The busy Market Town of Long Sutton is situated approximately 4 miles away having further amenities, local restaurants and schools etc. There is a regular bus service throughout the day between the larger Market Towns of Spalding and Kings Lynn which is in Norfolk. Both towns are about 13 miles away and both have onward coach and rail links. There is also a bus service to the Market Town of Wisbech which is about 10 miles away. Sutton Bridge is also within an hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

A 2 bedroom first floor flat located at the end of a quiet cul-de-sac in a popular residential area of the town. Well presented throughout, this property offers a living room, kitchen, 2 bedrooms and a modern bathroom. Outside a private garden area and off road parking. The property currently has a tenant in-situ and offers excellent investment potential.

72 Nene Meadows, Sutton Bridge, Lincolnshire, PE12 9TZ



Offers in the region of £90,000 Leasehold



Entrance Hall

13'3" x 3'2" (4.04 x 0.99)

Textured and coved ceiling. Loft access. Radiator. Thermostat. Door chime. Power point.

Living Room

13'5" x 12'0" (4.11 x 3.66)

Textured and coved ceiling. UPVC double glazed window to front. Decorative feature hearth. Radiator. Power points. Aerial socket.

Kitchen

11'8" x 8'3" (3.58 x 2.54)

Textured and coved ceiling. UPVC double glazed window to rear. Wall and base units with work tops over. Built in electric oven. Built in electric hob with extractor fan over. Tiled splash backs. Stainless steel sink with drainer. Wall mounted 'Ferrolli' boiler. Power points. Telephone socket. Plumbing for washing machine. Radiator.

Bedroom 1

13'5" x 9'3" (4.10 x 2.84)

Textured and coved ceiling. UPVC double glazed window to front. Radiator. Power points.

Bedroom 2

8'2" x 8'1" (2.49 x 2.47)

Textured and coved ceiling. UPVC double glazed window to rear. Radiator. Power points.

Bathroom

8'2" max x 6'3" max (2.51 max x 1.91 max)

Textured and coved ceiling. Inset ceiling lighting. UPVC double glazed window to rear. Low level WC. Vanity hand basin with mixer taps. Panelled bath with mixer taps and shower attachment. Shower cubicle. Fully tiled walls. Heated towel rail.

Outside

Private garden area to front. Mainly laid to grass with patio area. Bordered with wooden fencing. Resident off-road parking to rear.

Lease Information

The terms of the Lease was 99 years from 1st October 1982. The Ground rent under the lease is currently £25.00 per annum.

Council Tax

Council Tax Band A. For more information on the council tax please contact South Holland District Council (Tel: 01775 761161)

Energy Performance Certificate

EPC Band D. If you would like to view the full EPC, please enquire at our Long Sutton office.

Services

All mains supply services are understood to be installed, but purchasers should make their own enquiries of the relevant authorities.

Directions

In the centre of Sutton Bridge, opposite Saint Matthews Church in Bridge Road turn into Church Street, at the end turn right into Wharf Street then take the first left into Nene Meadows. Follow and bear right, the property can be located at the end of the cul-de-sac on the left.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9.00am to 5.30pm. Saturday: 9.00pm to 4.00pm.

Please visit www.geoffreycollings.co.uk for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT YOUR NEAREST OFFICE OF GEOFFREY COLLINGS & CO FOR A FREE MARKETING APPRAISAL.

General Information

There is not a formal lease or tenure document in place. The tenant is in occupation based on a verbal agreement that as long as the rent is paid on time, the tenant can remain in occupation. The rent paid is inclusive of outgoings which might include gas and or electricity consumption, water rates if billed, council tax or business rates if billed, property insurance etc.

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.