



2 Zabir Close, Deeping St Nicholas, PE11 7AN

£430,000

A rare opportunity to purchase two modern properties in the quaint village of Deeping St Nicholas. Currently generating a combined rental income of £1900 per month, this is a fantastic chance to make a savvy investment that appeals to both your heart and head

Entrance Hallway

Entrance door to front aspect. Stairs to first floor landing. Radiator. Wood effect flooring.

Cloakroom



Upvc window to front aspect. Toilet. Wash hand basin. Wood effect flooring. Radiator. Extractor fan.

Living Room 14'6" x 10'0" (4.42 x 3.07)



Upvc window to front aspect. Carpeted. Radiator. Television point.

Kitchen Diner 10'7" x 17'3" (3.24 x 5.27)



Upvc window to rear aspect. French doors opening to rear garden. Base and wall units with work surface over. Stainless steel sink with drainer and mixer tap over. Integrated fridge freezer. Plumbing and space for washing machine. Electric oven with extractor over. Wood effect flooring. Radiator.

First Floor Landing



Carpeted. Radiator. Loft access. Airing cupboard.

Bedroom One 5'7" x 9'9" (1.71 x 2.99)



Upvc window to front elevation. Radiator. Carpeted. Television point.

Bedroom Two 11'5" x 8'0" (3.49 x 2.45)



Upvc window to rear elevation. Radiator. Carpeted.

Bedroom Three 7'4" x 8'3" (2.24 x 2.53)



Upvc window to front elevation. Radiator. Carpeted.

Bathroom 5'7" x 9'9" (1.71 x 2.99)



Upvc window to rear elevation. Bath with shower over. Toilet. Wash hand basin. Partially tiled. Extractor fan. Heated towel rail. Tiled flooring.

Front Garden



Private road into Zabir Close which is block paved. Small lawn area and gated access to the rear garden.

Rear Garden



Enclosed rear garden, mainly being laid to lawn with patio area ideal for seating and entertaining.

Estate Management

A management company is in the process of being set up and a year management price is to be confirmed.

Rental Overview

The 2 properties are currently rented out at £950 pcm.

Energy Performance Certificates

- 1 Zabir Close - C rating
- 2 Zabir Close - C rating
- 3 Zabir Close - B rating
- 4 Zabir Close - B rating
- 5 Zabir Close - B rating
- 6 Zabir Close - B rating
- 7 Zabir Close - C rating
- 8 Zabir Close - C rating

Verified Material Information

Tenure: Freehold
Council tax band: B
Annual charge: To be confirmed.
Property construction: Standard
Solar Panels: No
Other electricity sources: None
Water supply: Anglian Water
Sewerage:
Heating: Air Source Heat Pump
Heating features: None
Broadband: As stated by Ofcom, Standard and Superfast are available.
Mobile coverage: As stated by Ofcom, Indoor - EE and O2 are Likely over Voice but Limited over Data. Three is Likely over Voice and Data. However,

Vodafone is None over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone are all Likely over Voice and Data.

Parking: Allocated Parking Spaces

Building safety issues: None

Restrictions: None

Public right of way:

Flood risk: Low risk of surface water flooding. Low risk of flooding from rivers and the sea.

Coastal erosion risk: No

Planning permission: Please refer to the SHDC planning portal for any relevant planning applications in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B/C

Additional Information

PLEASE NOTE:

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

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.

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.

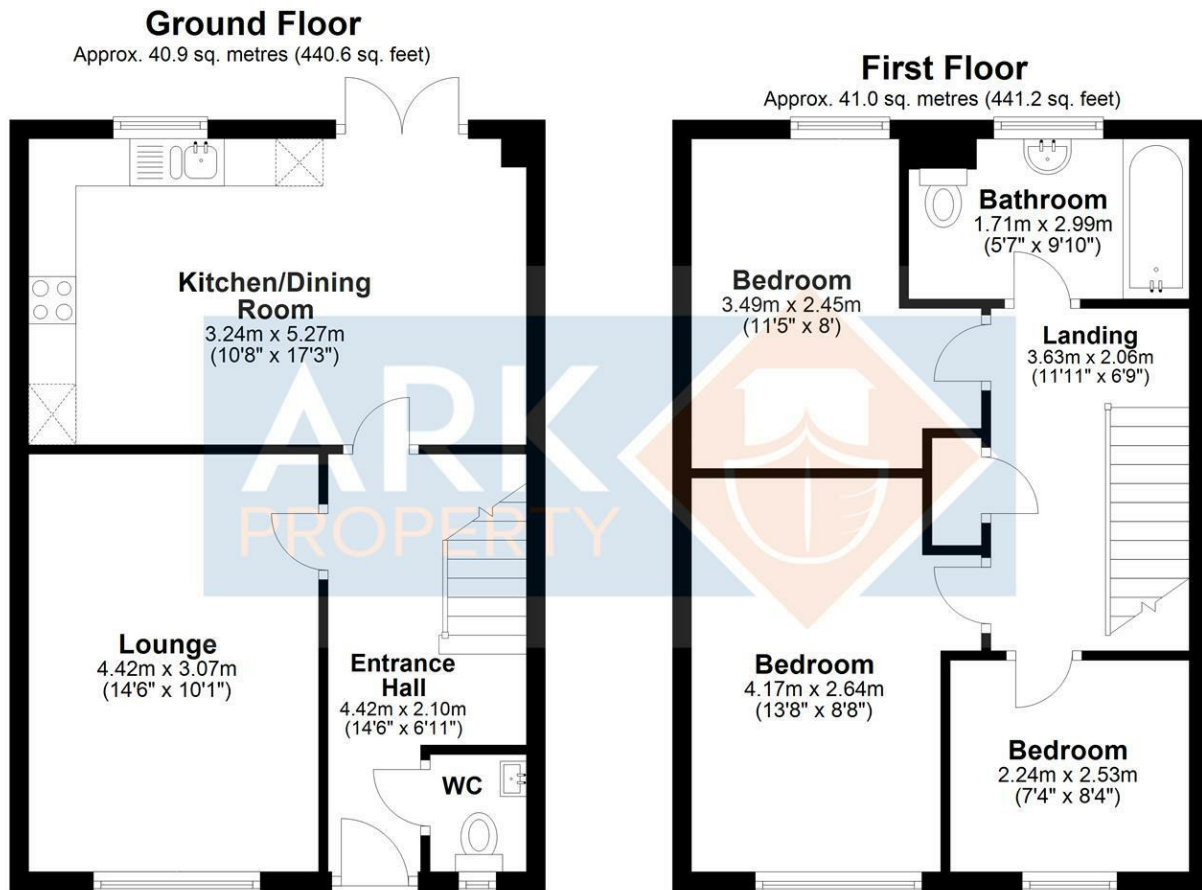
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate

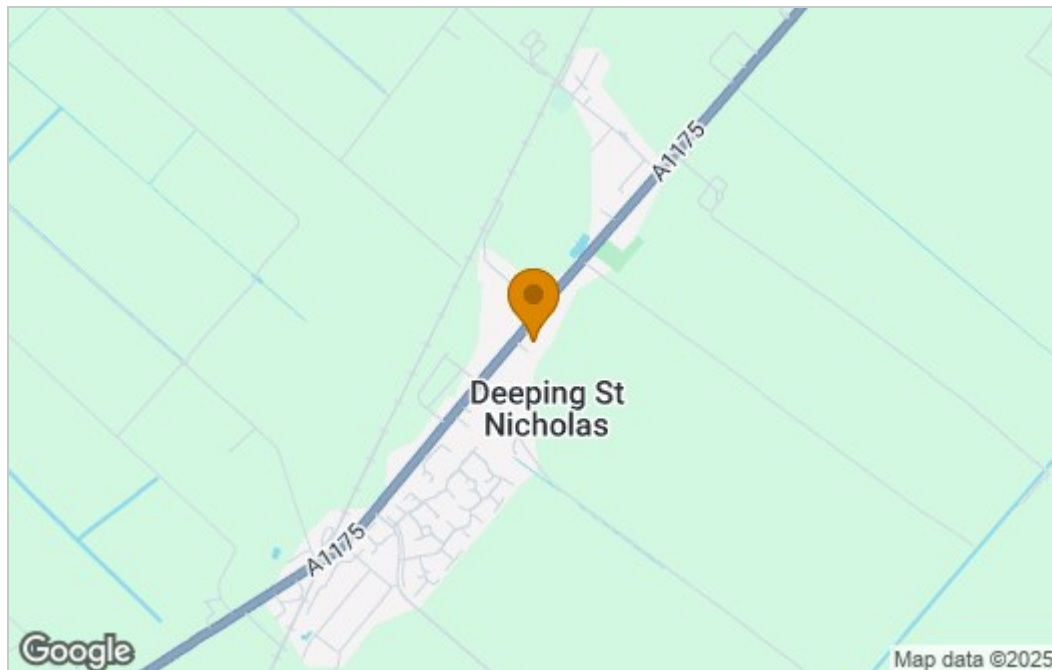
are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

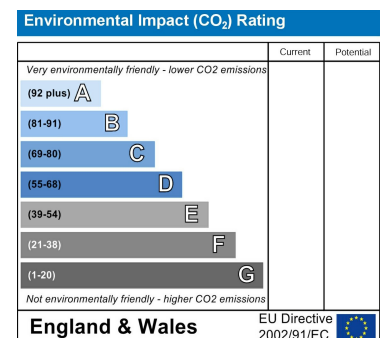
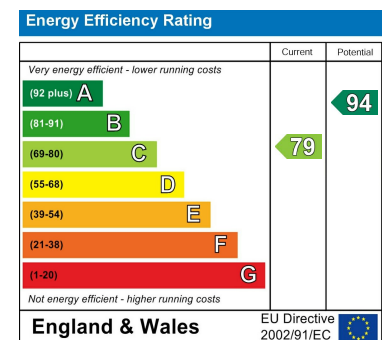


Total area: approx. 81.9 sq. metres (881.8 sq. feet)

Area Map



Energy Efficiency Graph



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