



81 High Street, Spalding, PE11 4NJ

£195,000

Ark Property Centre are delighted to offer for sale this charming cottage in Gosberton that has been converted into two 2 bedroom flats. Both flats are currently let under AST's and are available to purchase with tenants in situ.

Flat 1, 79 High Street

Two bedroom ground floor flat.

Entrance hall 14'0" x 21'2" (4.29m x 6.46m)

PVCu double glazed entrance door. Doors to living room, bedrooms, bathroom and kitchen.

Living room



PVCu double glazed window to front, electric storage heater.

Kitchen



Fitted with a matching range of base and eye level units with roll edge worktop. Stainless steel sink and drainer.

Bedroom 1



PVCu double glazed window.

Bedroom 2



PVCu double glazed window.

Bathroom 7'0" x 5'10" (2.15m x 1.79m)



Fitted with a three piece suite comprising panel bath, close coupled toilet and pedestal wash hand basin. PVCu double glazed window.

Outside



There is a low maintenance rear garden which is enclosed by timber fence and brick wall.

Flat 2, 81 High Street

Two bedroom first floor flat

Entrance 5'8" x 5'2" (1.75m x 1.59m)

PVCu double glazed entrance door.

Hallway 11'8" x 0'0", 298'6" (3.56m x 0,91m)



Doors to living room, kitchen, bathroom and bedrooms. Electric storage heater.

Living room 9'2" x 13'6" (2.80m x 4.13m)



PVCu double glazed window to front.

Kitchen 8'6" x 11'8" (2.61m x 3.58m)



Fitted with a matching range of base and eye level units.

Bedroom 1 11'5" x 7'0" (3.49m x 2.15m)

Bedroom 2 10'6" x 11'1" (3.21m x 3.40m)

Bathroom 7'8" x 5'8" (2.35m x 1.73m)



Fitted with a three piece suite comprising panel bath, close coupled toilet and pedestal wash hand basin.

Additional Information

Freehold with vacant possession on completion.

PLEASE NOTE:

EPC Rating : E

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

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.

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.

Property Postcode

For location purposes the postcode of this property is: PE11 4NJ

Council Tax band: A

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.

Floor Plan

Area Map



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Energy Efficiency Graph

