



Sun Reef, The Reservoir, Surfleet, PE11 4DJ

£115,000

- Three-bedroom brick-built chalet in a sought-after waterside location on Surfleet Reservoir
- In need of complete refurbishment – ideal project for buyers looking to add value
- Flexible layout including entrance hall, lounge, kitchen diner, three bedrooms, and bathroom
- Generous gardens to the side and rear, offering outdoor space and potential for landscaping

- Fantastic opportunity to create a holiday home, peaceful retreat, or investment property
- No onward chain – available for a swift and straightforward purchase
- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Three Bedroom Chalet – Surfleet Reservoir – In Need of Refurbishment.

A fantastic opportunity to create your own holiday home, waterside retreat, or investment property. This three-bedroom brick-built chalet is set on the picturesque Surfleet Reservoir and offers huge potential for those looking to renovate.

The current layout includes an entrance hall, lounge, kitchen diner, three bedrooms, and a bathroom. The property benefits from gardens to the side and rear, providing ample outdoor space in a tranquil setting.

Offered for sale with no onward chain, this is a rare chance to acquire a property in a sought-after waterside location with the freedom to make it your own.

Entrance Hall 7'0" x 33'5" (2.15m x 10.20m)



Windows to front and side. Wooden entrance door. Two radiators. Doors to lounge and bedroom.



Bedroom 14'9" x 11'11" (4.51m x 3.65m)



Window to side. Radiator.

Lounge 11'2" x 24'8" (3.42m x 7.54m)



Windows to front and side. Fireplace. Radiator.

Hallway 9'3" x 10'5" (2.83m x 3.18m)

L shape room. Built in cupboard. Radiator.



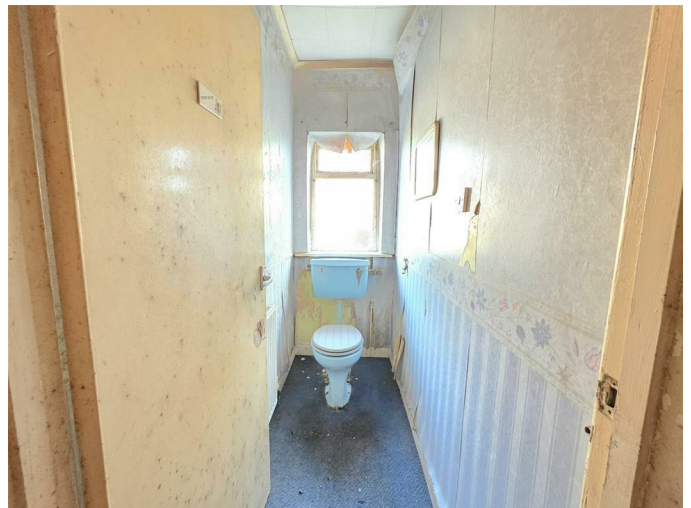
Windows to side and rear. Door to rear. Radiator.

Bathroom 5'1" x 11'3" (1.55m x 3.44m)



Window to side.

Toilet 6'11" x 2'11" (2.12m x 0.90m)



Bedroom 3 7'0" x 12'4" (2.14m x 3.76m)



Window to rear. Radiator.

Bedroom 2 12'2" x 12'10" (max) (3.71m x 3.93m (max))



Window to rear. Radiator.

Outside



The property can be accessed by footpath to the South side of the Surfleet Sluice. There is a pathway leading to the rear garden.



Property Postcode

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction:

Electricity supply: Brick built

Solar Panels: No
 Other electricity sources: No
 Water supply: Anglian Water
 Sewerage: Septic tank
 Heating: Oil central heating
 Heating features: No
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
 Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
 Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Communal public car park nearby
 Building safety issues: Not known
 Restrictions: No
 Public right of way: Public footpath to front
 Flood risk: Surface water - low. Rivers and the sea - high. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
 Coastal erosion risk: No
 Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
 Accessibility and adaptations: No
 Coalfield or mining area: No
 Energy Performance rating: F34

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.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

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.

Auctioneers Comments

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of

the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also

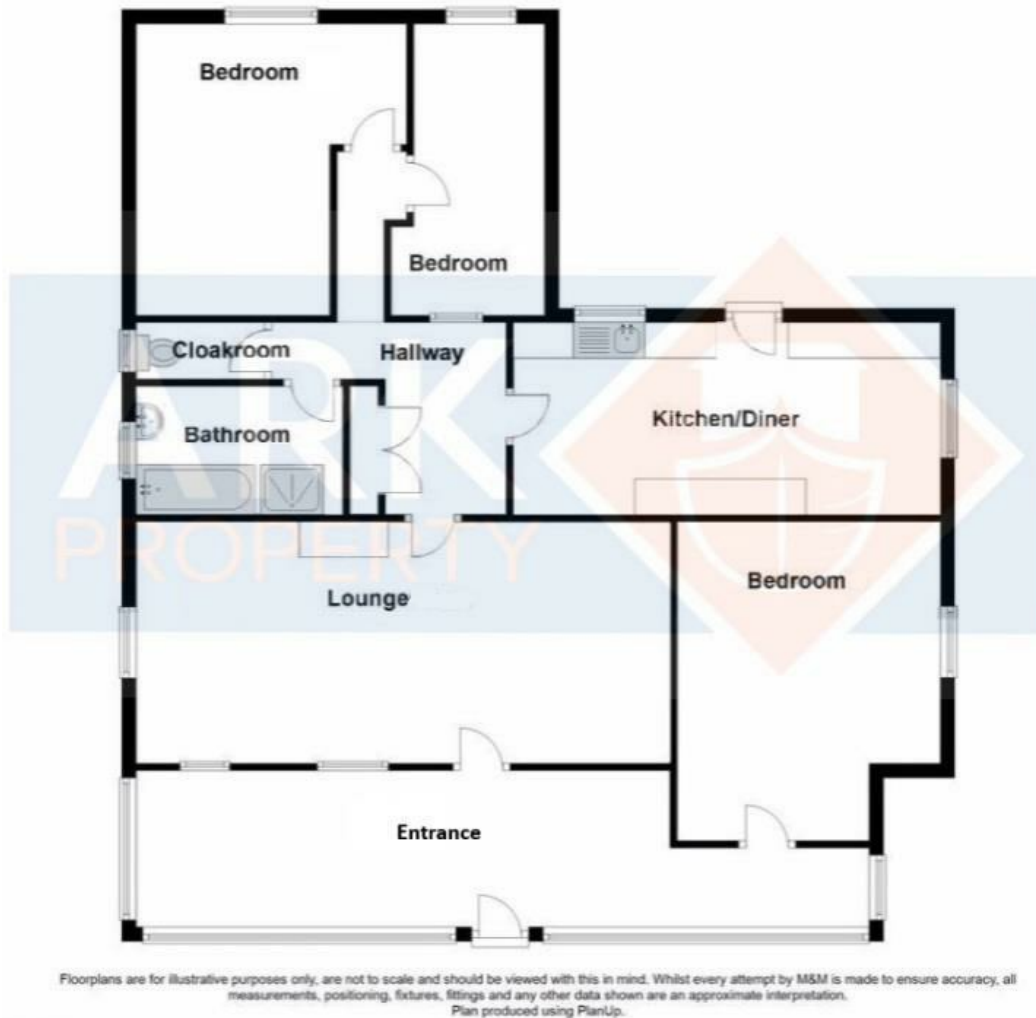
required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

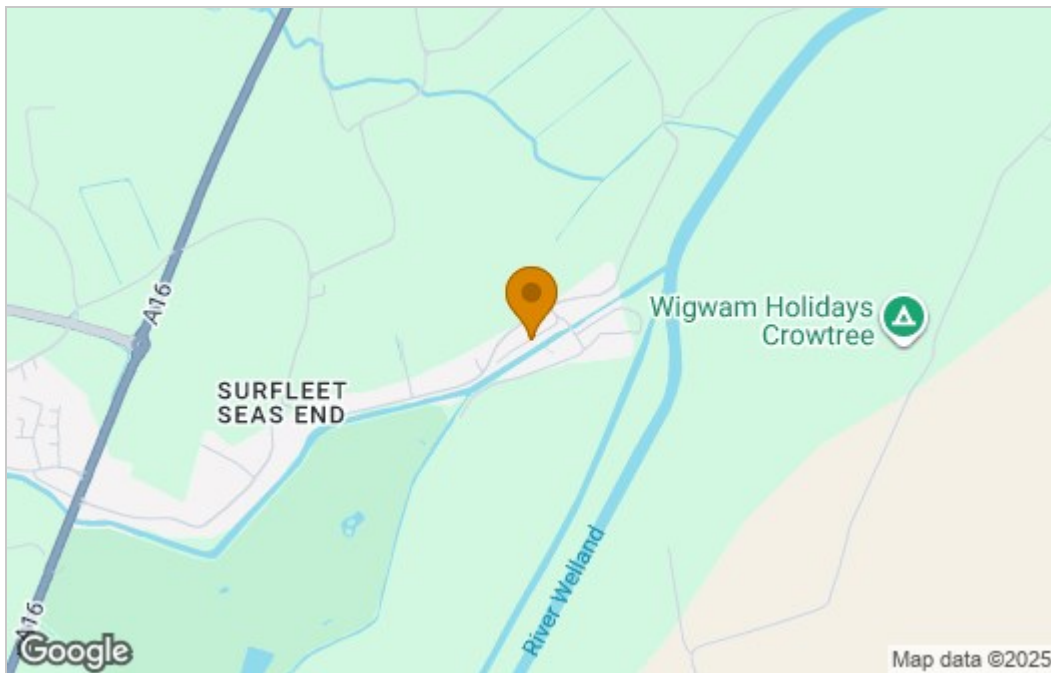




Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

